

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 505/187 Graham Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$575,000 & \$630,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Port Melbourne

Period - From 14/05/2020 to 13/05/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	207/88 Dow St PORT MELBOURNE 3207	\$630,000	06/05/2021
2	213/166 Rouse St PORT MELBOURNE 3207	\$600,000	30/03/2021
3	104/54 Nott St PORT MELBOURNE 3207	\$586,000	27/03/2021

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 14/05/2021 09:20



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$575,000 - \$630,000

Median Unit Price
14/05/2020 - 13/05/2021: \$725,000

Comparable Properties



207/88 Dow St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$630,000
Method: Private Sale
Date: 06/05/2021
Property Type: Apartment



213/166 Rouse St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$600,000
Method: Private Sale
Date: 30/03/2021
Property Type: Apartment



104/54 Nott St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$586,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment