

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

7/33 Princes Street Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

17/8 Graham Street Port Melbourne VIC 3207	\$830,500	20-Mar-21
32/1 Graham Street Port Melbourne VIC 3207	\$897,000	27-Feb-21
5/1 Graham Street Port Melbourne VIC 3207	\$880,000	27-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 08 April 2021



**17/8 Graham Street Port Melbourne
VIC 3207**

Sold Price

^{RS} **\$830,500**

Sold Date

20-Mar-21

 2  1  2

Distance

0.85km



**32/1 Graham Street Port Melbourne
VIC 3207**

Sold Price

^{RS} **\$897,000**

Sold Date

27-Feb-21

 2  1  2

Distance

0.87km



**5/1 Graham Street Port Melbourne
VIC 3207**

Sold Price

^{RS} **\$880,000**

Sold Date

27-Feb-21

 2  1  1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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