

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 306/187 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$865,000

Median sale price

Median price \$716,250

House

Unit

X

Suburb

Port Melbourne

Period - From

01/10/2017

to

30/09/2018

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	401/52 Dow St PORT MELBOURNE 3207	\$882,000	18/08/2018
2	402/222-224 Rouse St PORT MELBOURNE 3207	\$855,000	12/09/2018
3	15/181-189 Bay St PORT MELBOURNE 3207	\$850,000	06/09/2018

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.

306/187 Graham Street, Port Melbourne Vic 3207

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2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$865,000
Median Unit Price
Year ending September 2018: \$716,250

Comparable Properties

401/52 Dow St PORT MELBOURNE 3207 (VG) [Agent Comments](#)

2 - -

Price: \$882,000
Method: Sale
Date: 18/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



402/222-224 Rouse St PORT MELBOURNE 3207 (REI/VG) [Agent Comments](#)

2 2 1

Price: \$855,000
Method: Private Sale
Date: 12/09/2018
Rooms: -
Property Type: Apartment



15/181-189 Bay St PORT MELBOURNE 3207 (VG) [Agent Comments](#)

2 - -

Price: \$850,000
Method: Sale
Date: 06/09/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)