

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 22/334 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$640,000 & \$685,000

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	105/187 Graham St PORT MELBOURNE 3207	\$655,000	14/06/2018
2	11/2 Seisman PI PORT MELBOURNE 3207	\$645,000	20/07/2018
3	24/4 Seisman PI PORT MELBOURNE 3207	\$630,000	03/08/2018

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$640,000 - \$685,000
Median Unit Price
Year ending September 2018: \$716,250

Comparable Properties



105/187 Graham St PORT MELBOURNE 3207 **Agent Comments**
(REI/VG)

2 1 1

Price: \$655,000
Method: Private Sale
Date: 14/06/2018
Rooms: 3
Property Type: Apartment



11/2 Seisman PI PORT MELBOURNE 3207 **Agent Comments**
(REI/VG)

2 1 1

Price: \$645,000
Method: Private Sale
Date: 20/07/2018
Rooms: 4
Property Type: Apartment



24/4 Seisman PI PORT MELBOURNE 3207 **Agent Comments**
(VG)

2 - -

Price: \$630,000
Method: Sale
Date: 03/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)