

# 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 393 Graham Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,700,000 Property Type House Suburb Port Melbourne

Period - From 07/02/2023 to 06/02/2024 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	342 Ross St PORT MELBOURNE 3207	\$1,205,000	29/09/2023
2	136 Princes St PORT MELBOURNE 3207	\$1,250,000	11/12/2023
3	19 Spring St.E PORT MELBOURNE 3207	\$1,205,000	09/12/2023

**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: 07/02/2024 16:56



 3  1 

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

07/02/2023 - 06/02/2024: \$1,700,000

## Comparable Properties

**342 Ross St PORT MELBOURNE 3207 (REI)**

Agent Comments

 2  1  -

**Price:** \$1,205,000

**Method:**

**Date:** 29/09/2023

**Property Type:** House



**136 Princes St PORT MELBOURNE 3207 (REI)**

Agent Comments

 2  2  1

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 11/12/2023

**Property Type:** Townhouse (Res)



**19 Spring St.E PORT MELBOURNE 3207 (REI)**

Agent Comments

 2  1  -

**Price:** \$1,205,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

Account - Cayzer | P: 03 9646 0812