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	87/1 Graham Street, Port Melbourne Vic 3207
postcode	

Indicative selling price

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

Median sale price

Median price	\$730,500	Pro	perty Type	Jnit]	Suburb	Port Melbourne
Period - From	01/01/2024	to	31/03/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	33/3 Seisman PI PORT MELBOURNE 3207	\$626,000	11/01/2024
2	512/54 Nott St PORT MELBOURNE 3207	\$640,000	03/02/2024
3	307/166 Rouse St PORT MELBOURNE 3207	\$677,000	01/03/2024

OR

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

This Statement of Information was prepared on:	11/07/2024 17:30





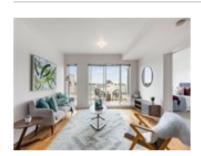




Property Type: Apartment Agent Comments

Indicative Selling Price \$625,000 - \$675,000 Median Unit Price March quarter 2024: \$730,500

Comparable Properties



33/3 Seisman PI PORT MELBOURNE 3207

(REI/VG)

-

1 6

Price: \$626,000 Method: Private Sale Date: 11/01/2024

Property Type: Apartment

Agent Comments



(REI/VG)





Price: \$640,000 Method: Auction Sale Date: 03/02/2024 Property Type: Unit **Agent Comments**



307/166 Rouse St PORT MELBOURNE 3207

(REI/VG) 2

-



Price: \$677,000 Method: Private Sale Date: 01/03/2024

Property Type: Apartment Land Size: 90 sqm approx

Agent Comments

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



