

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

201/187-195 Graham Street, Port Melbourne Vic 3207
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Indicative selling price

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

Range between

\$900,000

 &

\$950,000

Median sale price

Median price

\$827,500

 Property Type

Unit

 Suburb

Port Melbourne

Period - From

01/10/2023

 to

31/12/2023

 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	3/53 Johnston St PORT MELBOURNE 3207	\$990,000	02/03/2024
2	201/12 Princes St PORT MELBOURNE 3207	\$980,000	08/12/2023
3			

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:

03/04/2024 15:12



Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
December quarter 2023: \$827,500

Comparable Properties



3/53 Johnston St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$990,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit



201/12 Princes St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$980,000
Method: Sold Before Auction
Date: 08/12/2023
Property Type: Unit

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.

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