Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 30/4 Seisman Place, Port Melbourne Vic 3207

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|-------------|------|-------------|------|--------|----------------|--|
| Range betwee | \$1,000,000 | | & | | \$1,100,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$740,000 | Pro | operty Type | Unit | | | Suburb | Port Melbourne | |
| Period - From | 01/04/2022 | to | 31/03/2023 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1 | 42/4 Seisman PI PORT MELBOURNE 3207 | \$1,305,000 | 20/05/2023 |
| 2 | 4/15 Liardet St PORT MELBOURNE 3207 | \$1,111,000 | 18/03/2023 |
| 3 | 702/101 Bay St PORT MELBOURNE 3207 | \$1,035,000 | 22/02/2023 |

OR

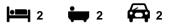
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

14/06/2023 16:59







Property Type: Apartment Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price Year ending March 2023: \$740,000

Comparable Properties



42/4 Seisman PI PORT MELBOURNE 3207 (REI)



Price: \$1,305,000 Method: Auction Sale Date: 20/05/2023 Property Type: Apartment Agent Comments Had a study, corner position. Larger



4/15 Liardet St PORT MELBOURNE 3207 (REI/VG) 2 ↓ 2 ↓ 2 ↓ 2

Price: \$1,111,000 Method: Auction Sale Date: 18/03/2023

Property Type: Unit



702/101 Bay St PORT MELBOURNE 3207 (REI/VG)



Price: \$1,035,000 Method: Private Sale Date: 22/02/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



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Agent Comments

Agent Comments