Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	30/4 Seisman Place, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$7	'40,000 F	Property Type	Unit		Suburb	Port Melbourne
Period - From 01	/04/2022 to	31/03/2023	;	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

Address 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/06/2023 15:42









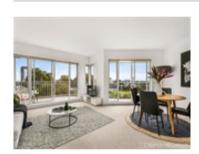




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$1,150,000 **Median Unit Price** Year ending March 2023: \$740,000

Comparable Properties



42/4 Seisman PI PORT MELBOURNE 3207

(REI) **└─** 2





Price: \$1,305,000 Method: Auction Sale Date: 20/05/2023

Property Type: Apartment

Agent Comments

Corner position, extra study.



4/15 Liardet St PORT MELBOURNE 3207

(REI/VG)





Agent Comments

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



702/101 Bay St PORT MELBOURNE 3207

(REI/VG)

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

Property Type: Apartment

Agent Comments

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



