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	75/1 Graham Street Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$575,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Jun 2020	to	31 May 2021	Source	Corelogic

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 6 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
312/19 Pickles Street Port Melbourne VIC 3207	$640,000	20-Jan-21
508/1 Danks Street West Port Melbourne VIC 3207	$635,000	07-Feb-21
13/4 Seisman Place Port Melbourne VIC 3207	$708,000	15-May-21

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 6 months.~~

This Statement of Information was prepared on: 18 June 2021

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312/19 Pickles Street Port Melbourne VIC 3207

2 1 2

Sold Price **$640,000** Sold Date **20-Jan-21**

Distance **0.12km**



508/1 Danks Street West Port Melbourne VIC 3207

2 1 1

Sold Price **$635,000** Sold Date **07-Feb-21**

Distance **0.12km**



13/4 Seisman Place Port Melbourne VIC 3207

1 1 1

Sold Price RS **$708,000** Sold Date **15-May-21**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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