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	99/1 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	$752,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Nov 2020	to	31 Oct 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
104/50-52 Dow Street Port Melbourne VIC 3207	$585,000	25-Jun-21
509G/93 Dow Street Port Melbourne VIC 3207	$620,000	21-Jul-21
707/57 Bay Street Port Melbourne VIC 3207	$565,000	20-Oct-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: 01 November 2021

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104/50-52 Dow Street Port Melbourne VIC 3207

1 1 1

Sold Price **$585,000** Sold Date **25-Jun-21**

Distance **0.38km**



509G/93 Dow Street Port Melbourne VIC 3207

1 1 1

Sold Price **$620,000** Sold Date **21-Jul-21**

Distance **0.41km**



707/57 Bay Street Port Melbourne VIC 3207

1 1 1

Sold Price **$565,000** UN Sold Date **20-Oct-21**

Distance **0.54km**

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

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