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	1/53 JOHNSTON 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	$900,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Sep 2021	to	31 Aug 2022	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
6/80 DOW STREET PORT MELBOURNE VIC 3207	$930,000	30-Jul-22
214/50-52 DOW STREET PORT MELBOURNE VIC 3207	$870,000	29-Apr-22
209/187-195 GRAHAM STREET PORT MELBOURNE VIC 3207	$945,000	31-Mar-22

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: 07 September 2022

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6/80 DOW STREET PORT MELBOURNE VIC 3207

2 2 2

Sold Price RS **$930,000** Sold Date **30-Jul-22**

Distance **0.23km**



214/50-52 DOW STREET PORT MELBOURNE VIC 3207

2 2 2

Sold Price **$870,000** Sold Date **29-Apr-22**

Distance **0.26km**



209/187-195 GRAHAM STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **$945,000** Sold Date **31-Mar-22**

Distance **0.45km**

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

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