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	33/3 Seisman Place, Port Melbourne Vic 3207

Indicative selling price

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

Single price $649,000

Median sale price

Median price $749,000 Property Type Unit Suburb Port Melbourne

Period - From 16/12/2022 to 15/12/2023 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	Price	Date of sale
1	7/83 Pickles St PORT MELBOURNE 3207	$695,000	19/07/2023
2	602/55 Bay St PORT MELBOURNE 3207	$690,000	18/09/2023
3	14/189 Beaconsfield Pde MIDDLE PARK 3206	$647,500	08/12/2023

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: 16/12/2023 16:47

33/3 Seisman Place, Port Melbourne Vic 3207



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$649,000
Median Unit Price
16/12/2022 - 15/12/2023: $749,000

Comparable Properties



7/83 Pickles St PORT MELBOURNE 3207 (REI/VG)

2 1 1

Price: $695,000
Method: Sold Before Auction
Date: 19/07/2023
Property Type: Apartment

Agent Comments



602/55 Bay St PORT MELBOURNE 3207 (REI)

2 1 1

Price: $690,000
Method: Private Sale
Date: 18/09/2023
Property Type: Apartment

Agent Comments



14/189 Beaconsfield Pde MIDDLE PARK 3206 (REI)

1 1 1

Price: $647,500
Method: Private Sale
Date: 08/12/2023
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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