STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

398 Graham Street, Port Melbourne, VIC 3207

Indicative selling price

Single Price or Range between

$1,375,000

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

Median sale price

Median Price	Property Type	Suburb
$705,000	Unit	PORT MELBOURNE
Period From	**Period To**	**Source**
01/04/2019	01/10/2019	Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



104 NOTT STREET
PORT MELBOURNE

3 2 1

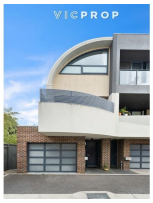
Price $1,435,000
Date of Sale 13/07/2019
Land 121 sqm



5/130 PRINCES STREET
PORT MELBOURNE

3 3 2

Price $1,350,000
Date of Sale 08/06/2019
Land 1635 sqm



2/103A STOKES STREET
PORT MELBOURNE

3 3 1

Price $1,330,000
Date of Sale 25/05/2019
Land 118 sqm

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

This Statement of Information was prepared on:01/10/2019