



3 2 2

Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Unit Price
 March quarter 2017: \$627,500

Comparable Properties



28/39 Esplanade East PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,380,000
Method: Auction Sale
Date: 03/12/2016
Rooms: 6
Property Type: Apartment



18/8 Graham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,530,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 4
Property Type: Apartment



39/39 Esplanade East PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,125,000
Method: Auction Sale
Date: 22/10/2016
Rooms: 5
Property Type: Apartment

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 10/6 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$627,500

Unit X

Suburb Port Melbourne

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
28/39 Esplanade East PORT MELBOURNE 3207	\$1,380,000	03/12/2016
18/8 Graham St PORT MELBOURNE 3207	\$1,530,000	08/04/2017
39/39 Esplanade East PORT MELBOURNE 3207	\$1,125,000	22/10/2016