

# 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

7/2 Graham Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$565,000

### Median sale price

Median price \$819,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/01/2022

to 31/03/2022

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	18/3 Seisman PI PORT MELBOURNE 3207	\$595,000	14/04/2022
2	14/122 Beaconsfield Pde ALBERT PARK 3206	\$557,000	30/03/2022
3	205/52 Dow St PORT MELBOURNE 3207	\$555,000	01/02/2022

**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:

29/06/2022 09:47



1 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$565,000

**Median Unit Price**  
March quarter 2022: \$819,000

## Comparable Properties



**18/3 Seisman PI PORT MELBOURNE 3207**  
(REI/VG)

**Agent Comments**

1 1 1

**Price:** \$595,000  
**Method:** Sold Before Auction  
**Date:** 14/04/2022  
**Property Type:** Apartment



**14/122 Beaconsfield Pde ALBERT PARK 3206**  
(REI/VG)

**Agent Comments**

1 1 1

**Price:** \$557,000  
**Method:** Sold Before Auction  
**Date:** 30/03/2022  
**Property Type:** Apartment



**205/52 Dow St PORT MELBOURNE 3207**  
(REI/VG)

**Agent Comments**

1 1 1

**Price:** \$555,000  
**Method:** Auction Sale  
**Date:** 01/02/2022  
**Property Type:** Unit

**Account - Cayzer** | P: 03 9699 5999



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