





Rooms:

Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$900,000 - \$990,000 **Median Unit Price** March guarter 2017: \$627,500

# Comparable Properties



55/4 Seisman PI PORT MELBOURNE 3207

(REI)

Price: \$1,030,000 Method: Auction Sale Date: 29/04/2017

Rooms: -

Property Type: Apartment

21/39 Esplanade East PORT MELBOURNE

3207 (VG)

**2** 





Price: \$1,000,000 Method: Sale Date: 21/12/2016

Rooms: -

Property Type: Subdivided Flat - Single OYO

11/39 Esplanade East PORT MELBOURNE 3207 (REI/VG)

**--** 2



Price: \$910,000

Rooms: 5

Property Type: Apartment

Agent Comments

**Agent Comments** 

**Agent Comments** 



Account - Cayzer | P: 03 9699 5999

Method: Auction Sale Date: 10/12/2016

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## 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	10/1 Seisman Place, Port Melbourne Vic 3207
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$900,000	&	\$990,000

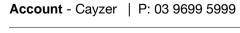
### Median sale price

Median price	\$627,500		Unit	Х	Su	burb	Port Melbourne
Period - From	01/01/2017	to	31/03/	/2017	Source	REIV	1

#### 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
55/4 Seisman PI PORT MELBOURNE 3207	\$1,030,000	29/04/2017
21/39 Esplanade East PORT MELBOURNE 3207	\$1,000,000	21/12/2016
11/39 Esplanade East PORT MELBOURNE 3207	\$910,000	10/12/2016







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