

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address 404/9 Johnston Street, Port Melbourne Vic 3207  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$1,300,000 & \$1,370,000

### Median sale price

Median price \$865,000 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2021 to 31/03/2021 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	405/9 Johnston St, Port Melbourne, Vic 3207, Australia	\$1,640,000	22/03/2021
2	903/107 Beach St PORT MELBOURNE 3207	\$1,550,000	10/04/2021
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 06/07/2021 10:51



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**405/9 Johnston St, Port Melbourne, Vic 3207, Australia (REI)** [Agent Comments](#)



**Price:** \$1,640,000

**Method:**

**Date:** 22/03/2021

**Property Type:** Apartment



**903/107 Beach St PORT MELBOURNE 3207 (REI)** [Agent Comments](#)



**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 10/04/2021

**Property Type:** Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.