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	22/33 JOHNSTON STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$470,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$729,750	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Apr 2022	to	31 Mar 2023	Source	Corelogic

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 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
G01/99 DOW STREET PORT MELBOURNE VIC 3207	$485,000	07-Mar-23
203/63-69 ROUSE STREET PORT MELBOURNE VIC 3207	$497,000	25-Jan-23
402/111 NOTT STREET PORT MELBOURNE VIC 3207	$520,000	17-Jan-23

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 6 months.~~

This Statement of Information was prepared on: 28 April 2023

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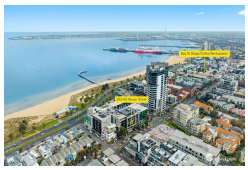


G01/99 DOW STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$485,000** Sold Date **07-Mar-23**

Distance **0.32km**



203/63-69 ROUSE STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$497,000** Sold Date **25-Jan-23**

Distance **0.07km**



402/111 NOTT STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$520,000** Sold Date **17-Jan-23**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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