

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

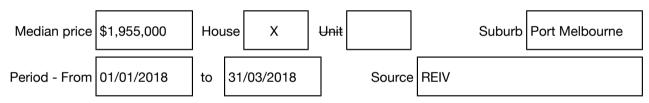
293 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

 Range between
 \$2,100,000
 &
 \$2,300,000

Median sale price



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	297 Ross St PORT MELBOURNE 3207	\$2,237,500	03/12/2017
2	31a Barrett St ALBERT PARK 3206	\$2,200,000	01/11/2017
3	53 Esplanade West PORT MELBOURNE 3207	\$2,125,000	08/03/2018

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: Development Site (Commercial) Land Size: 279 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price March quarter 2018: \$1,955,000

Comparable Properties



297 Ross St PORT MELBOURNE 3207 (VG)

31a Barrett St ALBERT PARK 3206 (REI/VG)



Price: \$2,237,500 Method: Sale Date: 03/12/2017 Rooms: -Property Type: House (Res) Land Size: 202 sqm approx

Agent Comments

Agent Comments



Price: \$2,200,000 Method: Sold Before Auction Date: 01/11/2017 Rooms: 7 Property Type: House (Res) Land Size: 182 sqm approx



53 Esplanade West PORT MELBOURNE 3207 Agent Comments (REI)



Price: \$2,125,000 Method: Private Sale Date: 08/03/2018 Rooms: -Property Type: House Land Size: 187 sqm approx

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