

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

Median price \$1,955,000 House X Unit Suburb Port Melbourne

Period - From 01/01/2018 to 31/03/2018 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	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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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) Agent Comments



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

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



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