

#### Property offered for sale

Address: 111 Esplanade East Port Melbourne

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,500,000 & \$1,600,000

#### Median sale price

Median price: \$1,350,000 House Suburb: Port Melbourne  
Period - From: 01/07/2017 to 30/09/2017 Source: PDOL

#### Comparable property sales

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.



#### 8 Canberra Mews PORT MELBOURNE

3 2 1

Positioned opposite parklands and moments from Port Melbourne Beach in a quiet cul-de-sac setting, this family home

**Sold by Private Sale \$1,575,000**  
**Date Sold Oct 2017**



#### 56 Crockford St PORT MELBOURNE

2/3 2

**Sold by Private Sale \$1,500,000**  
**Date Sold Oct 2017**  
**Land 385 SqM**



#### 12/287 Bank St SOUTH MELBOURNE

3 2 1

**Sold by Auction \$1,555,500**  
**Date Sold Aug 2017**