

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

853/1 Esplanade West, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$740,000 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2022 to 31/03/2023 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	4/48 Esplanade West PORT MELBOURNE 3207	\$870,000	30/03/2023
2	2/48 Esplanade West PORT MELBOURNE 3207	\$955,000	15/04/2023
3			

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.~~

This Statement of Information was prepared on: 16/05/2023 12:01

853/1 Esplanade West, Port Melbourne Vic 3207

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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending March 2023: \$740,000

Comparable Properties



4/48 Esplanade West PORT MELBOURNE 3207 Agent Comments
(REI)

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Price: \$870,000

Method: Sold Before Auction

Date: 30/03/2023

Property Type: Apartment



2/48 Esplanade West PORT MELBOURNE 3207 Agent Comments
(REI)

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Price: \$955,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Unit

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.

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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