

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 205 Esplanade West, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,680,000

Median sale price

Median price \$1,630,000

House

X

Unit

Suburb Port Melbourne

Period - From 01/01/2017

to

31/12/2017

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	445 Clarendon St SOUTH MELBOURNE 3205	\$1,720,000	24/02/2018
2	215 Moray St SOUTH MELBOURNE 3205	\$1,680,000	09/12/2017
3	20a Iffla St SOUTH MELBOURNE 3205	\$1,600,000	09/10/2017

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.

205 Esplanade West, Port Melbourne Vic 3207



3 2 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,680,000
Median House Price
Year ending December 2017: \$1,630,000

Comparable Properties



445 Clarendon St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

3 2 -

Price: \$1,720,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 130 sqm approx



215 Moray St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

3 1 2

Price: \$1,680,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 6
Property Type: House (Res)
Land Size: 125 sqm approx



20a Iffla St SOUTH MELBOURNE 3205 (VG) **Agent Comments**

3 - -

Price: \$1,600,000
Method: Sale
Date: 09/10/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit