

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

23/2 Esplanade West Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

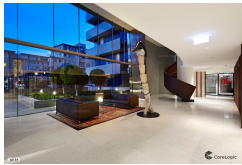
Date of sale

54/95 Rouse Street Port Melbourne VIC 3207	\$700,000	23-Jul-19
27/3 Seisman Place Port Melbourne VIC 3207	\$643,000	20-Jul-19
7/5 Liardet Street Port Melbourne VIC 3207	\$610,000	07-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 28 October 2019



54/95 Rouse Street Port Melbourne Sold Price **\$700,000** Sold Date **23-Jul-19**
VIC 3207

1 1 1

Distance -



27/3 Seisman Place Port Melbourne Sold Price **\$643,000** Sold Date **20-Jul-19**
VIC 3207

1 1 1

Distance **0.48km**



7/5 Liardet Street Port Melbourne Sold Price **\$610,000** Sold Date **07-Sep-19**
VIC 3207

1 1 1

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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