

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

23/5 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,025,000

Median sale price

Median price

\$760,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

18/10/2020

to

17/10/2021

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	15/105 Beach St PORT MELBOURNE 3207	\$1,000,000	26/06/2021
2	410G/93 Dow St PORT MELBOURNE 3207	\$977,700	04/10/2021
3	806G/93 Dow St PORT MELBOURNE 3207	\$960,000	15/07/2021

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:

18/10/2021 10:10



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,025,000

Median Unit Price
18/10/2020 - 17/10/2021: \$760,500

Comparable Properties



15/105 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$1,000,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Apartment



410G/93 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$977,700
Method: Sold Before Auction
Date: 04/10/2021
Property Type: Apartment



806G/93 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$960,000
Method: Private Sale
Date: 15/07/2021
Property Type: Apartment

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545