

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

252 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,915,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2023

to

30/06/2023

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	78 Reed St ALBERT PARK 3206	\$1,550,000	11/05/2023
2	79 Carter St MIDDLE PARK 3206	\$1,390,000	03/03/2023
3	397 Nott St PORT MELBOURNE 3207	\$1,342,000	17/05/2023

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:

30/08/2023 13:55

252 Esplanade East, Port Melbourne Vic 3207

WHITEFOX

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2023: \$1,915,000



Property Type: House

Agent Comments

Comparable Properties



78 Reed St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 11/05/2023

Property Type: House



79 Carter St MIDDLE PARK 3206 (REI/VG)

Agent Comments



Price: \$1,390,000

Method: Sold Before Auction

Date: 03/03/2023

Property Type: House (Res)

Land Size: 122 sqm approx



397 Nott St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,342,000

Method: Private Sale

Date: 17/05/2023

Property Type: House

Land Size: 123 sqm approx

Account - Whitefox Real Estate | P: 96459699



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