

RT Edgar

STATEMENT OF INFORMATION

28 June 2017

Property offered for sale

42/2 Esplanade West, Port Melbourne

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$655,000 House Unit X Suburb Port Melbourne

Period - From 28/06/2016 to 28/06/2017 Source Propertydata.com.au

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park estate agent and Gerald Betts consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 405/2 Rouse Street, Port Melbourne	\$600,000	25/02/2017
2 404/2 Rouse Street, Port Melbourne	\$567,500	14/03/2017
3 24/33 Johnston Street, Port Melbourne	\$565,000	08/02/2017