

## 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 30/39 Esplanade East, Port Melbourne Vic 3207

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,275,000

## Median sale price

Median price \$706,000 House Unit X Suburb Port Melbourne

Period - From 01/01/2018 to 31/12/2018 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	302/115 Beach St PORT MELBOURNE 3207	\$1,355,000	08/12/2018
2	61/189 Beaconsfield Pde MIDDLE PARK 3206	\$1,275,000	02/03/2019
3	203/127 Beach St PORT MELBOURNE 3207	\$1,200,000	25/02/2019

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.

30/39 Esplanade East, Port Melbourne Vic 3207

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3 2 2

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,275,000  
**Median Unit Price**  
Year ending December 2018: \$706,000

## Comparable Properties



**302/115 Beach St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$1,355,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** 4  
**Property Type:** Apartment



**61/189 Beaconsfield Pde MIDDLE PARK 3206 (REI)**

**Agent Comments**

2 1 2

**Price:** \$1,275,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** Apartment



**203/127 Beach St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 2 1

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 25/02/2019  
**Rooms:** -  
**Property Type:** Apartment