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	30/39 Esplanade East, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,275,000

Median sale price

Median price	\$706,000	Hou	se	Unit	Х		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.

Ad	dress 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.





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Property Type: Apartment Agent Comments

Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

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) **-**2

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

Property Type: Apartment

Agent Comments



61/189 Beaconsfield Pde MIDDLE PARK 3206

(REI)

-2



6 2 €

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

Property Type: Apartment

Agent Comments



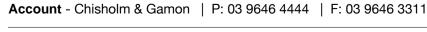
203/127 Beach St PORT MELBOURNE 3207

Price: \$1,200,000 Method: Private Sale Date: 25/02/2019

Rooms: -

Property Type: Apartment

Agent Comments





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