



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

**Indicative Selling Price**  
 \$1,850,000

**Median House Price**  
 March quarter 2017: \$1,735,000

## Comparable Properties



**94 Graham St ALBERT PARK 3206 (REI)**

Agent Comments



**Price:**  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 128 sqm



**27 Lyell St SOUTH MELBOURNE 3205 (REI)**

Agent Comments



**Price:** \$1,820,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 204 sqm



**3 Park Sq PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:**  
**Method:** Auction Sale  
**Date:** 18/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 179 sqm

## 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

129 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 \$1,850,000

**Median sale price**

Median price \$1,735,000

House X

Suburb Port Melbourne

Period - From 01/01/2017 to 31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
94 Graham St ALBERT PARK 3206		04/03/2017
27 Lyell St SOUTH MELBOURNE 3205	\$1,820,000	13/05/2017
3 Park Sq PORT MELBOURNE 3207		18/02/2017