

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

115 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,280,000 & \$1,350,000

Median sale price

Median price \$1,425,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2019 to 31/12/2019 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	398 Graham St PORT MELBOURNE 3207	\$1,350,000	19/10/2019
2	29/15 Beach St PORT MELBOURNE 3207	\$1,280,000	28/10/2019
3	23/97 Cruikshank St PORT MELBOURNE 3207	\$1,260,000	26/10/2019

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.~~

This Statement of Information was prepared on: 04/02/2020 12:57

115 Esplanade East, Port Melbourne Vic 3207

Tracey Wilson

03 9646 4444

0457 744 151

twilson@chisholmgamon.com.au



 2  2  2

Property Type: Townhouse
Land Size: 2463 sqm approx
Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,350,000

Median House Price

Year ending December 2019: \$1,425,000

Comparable Properties



398 Graham St PORT MELBOURNE 3207 (REI) Agent Comments

 3  2  1

Price: \$1,350,000
Method: Private Sale
Date: 19/10/2019
Property Type: Townhouse (Single)



29/15 Beach St PORT MELBOURNE 3207 (REI) Agent Comments

 3  2  1

Price: \$1,280,000
Method: Sale by Tender
Date: 28/10/2019
Property Type: Townhouse (Single)



23/97 Cruikshank St PORT MELBOURNE 3207 (REI) Agent Comments

 2  2  2

Price: \$1,260,000
Method: Auction Sale
Date: 26/10/2019
Rooms: 4
Property Type: Townhouse (Res)

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.