

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address
Including suburb and
postcode 10/174 Esplanade East, Port Melbourne, Vic

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

\$470,000

&

\$510,000

Median sale price

Median price \$703,000

Property type Unit

Suburb Port Melbourne

Period - From 01/01/2020

to

31/12/2020

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
607/52 Nott St PORT MELBOURNE 3207 VIC	\$518,000	02/02/2021
405/1 Danks St.W PORT MELBOURNE 3207	\$555,000	09/03/2021
53/3 Seisman PI PORT MELBOURNE 3207	\$555,000	25/03/2021

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: 18/04/2021