

RT Edgar

STATEMENT OF INFORMATION

28 February 2018

Property offered for sale

(Address, including suburb and postcode – delete this sentence)

34/2 Esplanade West, Port Melbourne 3207

Indicative selling price

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

Range
between \$580,000 & \$638,000

Median sale price

Median price	\$785,000	House	Unit	X	Suburb	Port Melbourne
Period - From	28/12/2017	to	28/02/2018	Source	Propertydata.com.au	

Comparable property sales

(Delete option A or B below as applicable, and delete this sentence)

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park estate agent and Gerald Betts consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 42/2-8 Esplanade West, Port Melbourne	\$637,000	22/07/2017
2 44/95 Rouse Street, Port Melbourne	\$650,000	10/02/2018
3 14/1 Graham Street, Port Melbourne	\$585,000	28/10/2017