

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

10/39 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$645,000

Median sale price

Median price

\$733,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/10/2019

to

30/09/2020

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
1	107g/93 Dow St PORT MELBOURNE 3207	\$660,000	18/11/2020
2	14/36 Philipson St ALBERT PARK 3206	\$646,000	30/11/2020
3	2/200 Bay St PORT MELBOURNE 3207	\$625,000	11/11/2020

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:

30/12/2020 14:02

10/39 Esplanade East, Port Melbourne Vic 3207

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



1 bed 1 bath 1 car

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$645,000
Median Unit Price
Year ending September 2020: \$733,500

Comparable Properties



107g/93 Dow St PORT MELBOURNE 3207 (VG) Agent Comments

2 bed - bath - car

Price: \$660,000
Method: Sale
Date: 18/11/2020
Property Type: Subdivided Flat - Single OYO Flat
Land Size: 9608 sqm approx



14/36 Philipson St ALBERT PARK 3206 (REI) Agent Comments

1 bed 1 bath - car

Price: \$646,000
Method: Auction Sale
Date: 30/11/2020
Property Type: Apartment



2/200 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$625,000
Method: Private Sale
Date: 11/11/2020
Property Type: Apartment

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.