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

3/48 Esplanade West, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	consum	ner.vic.go	v.au/	underquot	ting		
Range betweer	n \$850,000		&		\$900,000			
Median sale p	rice							
Median price	\$763,750	Prope	rty Type	Unit			Suburb	Port Melbourne
Period - From	01/10/2023	to 30	/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	843/1 Esplanade West PORT MELBOURNE 3207	\$845,000	08/11/2024
2	20/66 Montague St SOUTH MELBOURNE 3205	\$875,000	15/09/2024
3	28/1 Graham St PORT MELBOURNE 3207	\$870,000	02/09/2024

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:

16/12/2024 13:27



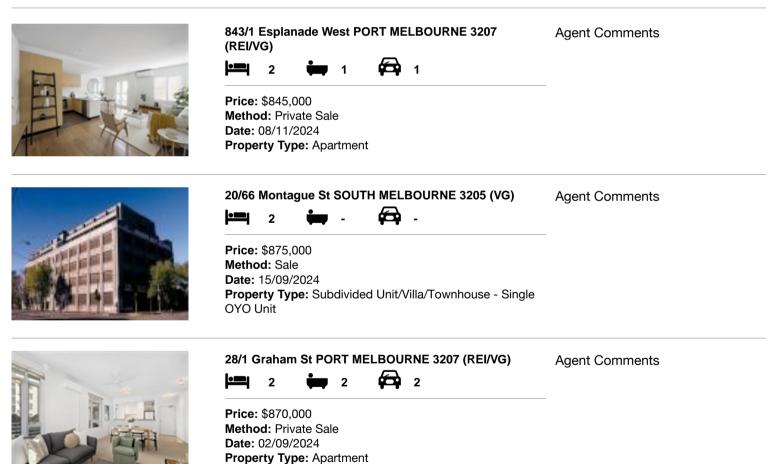






Property Type: Apartment Agent Comments Indicative Selling Price \$850,000 - \$900,000 Median Unit Price Year ending September 2024: \$763,750

Comparable Properties



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