

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

42/39 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,375,000

Median sale price

Median price

\$727,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

29/01/2019

to

28/01/2020

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	16/105 Beach St PORT MELBOURNE 3207	\$1,412,500	30/11/2019
2	20/8 Graham St PORT MELBOURNE 3207	\$1,386,000	31/08/2019
3	31/15 Liardet St PORT MELBOURNE 3207	\$1,265,000	09/11/2019

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:

24/02/2020



Property Type: Flat
Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Unit Price

29/01/2019 - 28/01/2020: \$727,500

Comparable Properties



16/105 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,412,500

Method: Auction Sale

Date: 30/11/2019

Property Type: Apartment



20/8 Graham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,386,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Apartment

Land Size: 21717 sqm approx

31/15 Liardet St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,265,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Apartment