

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

31/174 Esplanade East Port Melbourne VIC 3207

Indicative selling price

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

Single Price

or range
between

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

16/6 Graham Street Port Melbourne VIC 3207	\$550,000	12-Aug-19
104G/93 Dow Street Port Melbourne VIC 3207	\$495,000	22-Aug-19
909/57 Bay Street Port Melbourne VIC 3207	\$537,500	06-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 29 November 2019



16/6 Graham Street Port Melbourne VIC 3207

1 1 1

Sold Price

\$550,000

Sold Date

12-Aug-19

Distance

0.28km



104G/93 Dow Street Port Melbourne VIC 3207

1 1 1

Sold Price

\$495,000

Sold Date

22-Aug-19

Distance

0.3km



909/57 Bay Street Port Melbourne VIC 3207

1 1 1

Sold Price

\$537,500

Sold Date

06-Jun-19

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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