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 322 Esplanade East Esplanade, Port Melbourne Vic 3207 Including suburb and postcode

Indicative selling price

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

Range between \$1,500,000 \$1,600,000 &

Median sale price

Median price	\$1,772,500	Pro	perty Type	House		Suburb	Port Melbourne
Period - From	01/04/2021	to	30/06/2021		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

Add	dress of comparable property	Price	Date of sale
1	19 Young St ALBERT PARK 3206	\$1,583,000	02/10/2021
2	285 Bank St SOUTH MELBOURNE 3205	\$1,576,000	27/06/2021
3	20 Lyell St SOUTH MELBOURNE 3205	\$1,551,000	17/04/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/10/2021 10:55
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Marshall Rushford 03 8532 5200 0418 396 981 marshall.rushford@belleproperty.com

> **Indicative Selling Price** \$1,500,000 - \$1,600,000 **Median House Price** June quarter 2021: \$1,772,500





Property Type: House Land Size: 132 sqm approx **Agent Comments**

Comparable Properties



19 Young St ALBERT PARK 3206 (REI)

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Price: \$1,583,000 Method: Auction Sale Date: 02/10/2021

Property Type: House (Res)

Agent Comments



285 Bank St SOUTH MELBOURNE 3205

(REI/VG)



Price: \$1,576,000 Method: Private Sale Date: 27/06/2021 Property Type: House Agent Comments



20 Lyell St SOUTH MELBOURNE 3205

(REI/VG)

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Price: \$1,551,000 Method: Auction Sale Date: 17/04/2021

Property Type: House (Res) Land Size: 138 sqm approx

Agent Comments

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018



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