

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

322 Esplanade East Esplanade, Port Melbourne Vic 3207

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 Property 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	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 comparable properties 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

Marshall Rushford
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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

June quarter 2021: \$1,772,500



2 2 0

Property Type: House

Land Size: 132 sqm approx

Agent Comments

Comparable Properties



19 Young St ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,583,000

Method: Auction Sale

Date: 02/10/2021

Property Type: House (Res)



285 Bank St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 2

Price: \$1,576,000

Method: Private Sale

Date: 27/06/2021

Property Type: House



20 Lyell St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 -

Price: \$1,551,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 138 sqm approx

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