

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

37/174 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$690,000

Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2019

to

30/06/2020

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	207/25 Pickles St PORT MELBOURNE 3207	\$701,000	07/12/2019
2	405/41 Nott St PORT MELBOURNE 3207	\$660,000	06/03/2020
3	310/216 Rouse St PORT MELBOURNE 3207	\$617,000	09/04/2020

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:

20/07/2020 11:08



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$690,000

Median Unit Price

Year ending June 2020: \$755,000

Comparable Properties



207/25 Pickles St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 1

Price: \$701,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 3

Property Type: Apartment



405/41 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000

Method: Sale by Tender

Date: 06/03/2020

Rooms: 3

Property Type: Apartment



310/216 Rouse St PORT MELBOURNE 3207 (VG)

Agent Comments

1 - -

Price: \$617,000

Method: Sale

Date: 09/04/2020

Property Type: Subdivided Flat - Single OYO Flat