

## 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

5/223 ESPLANADE EAST PORT MELBOURNE VIC 3207

### Indicative selling price

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

Single Price

or range  
between

\$370,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

1512/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$396,800	24-Aug-23
1311/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$395,000	16-Aug-23
802S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$391,500	16-Mar-23

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: 06 September 2023

	<b>1512/8-18 MCCRAE STREET DOCKLANDS VIC 3008</b>	Sold Price	<sup>RS</sup> <b>\$396,800</b>	Sold Date <b>24-Aug-23</b>
 1  1  1	Distance <b>1.94km</b>			
	<b>1311/8-18 MCCRAE STREET DOCKLANDS VIC 3008</b>	Sold Price	<sup>RS</sup> <b>\$395,000</b>	Sold Date <b>16-Aug-23</b>
 1  1  1	Distance <b>1.94km</b>			
	<b>802S/889-897 COLLINS STREET DOCKLANDS VIC 3008</b>	Sold Price	<b>\$391,500</b>	Sold Date <b>16-Mar-23</b>
 1  1  -	Distance <b>1.91km</b>			

**RS** = Recent sale      **UN** = Undisclosed Sale

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