

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

318 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,420,000

&

\$1,520,000

Median sale price

Median price \$1,600,000

House

X

Unit

Suburb Port Melbourne

Period - From 01/04/2017

to

31/03/2018

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	78 Reed St ALBERT PARK 3206	\$1,550,000	26/05/2018
2	86 Cobden St SOUTH MELBOURNE 3205	\$1,465,000	14/04/2018
3	46 Glover St SOUTH MELBOURNE 3205	\$1,450,000	03/03/2018

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.

318 Esplanade East, Port Melbourne Vic 3207



3 2 1

Rooms:
Property Type: House (Res)
Land Size: 123 sqm approx
Agent Comments

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Indicative Selling Price
\$1,420,000 - \$1,520,000
Median House Price
Year ending March 2018: \$1,600,000

Comparable Properties



78 Reed St ALBERT PARK 3206 (REI)

Agent Comments

3 1 -

Price: \$1,550,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 4
Property Type: House (Res)
Land Size: 133 sqm approx



86 Cobden St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

3 2 -

Price: \$1,465,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)



46 Glover St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

2 1 -

Price: \$1,450,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)