

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 107 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$780,000

&

\$820,000

Median sale price

Median price \$801,000

House

Unit

X

Suburb

Port Melbourne

Period - From 01/10/2018

to

31/12/2018

Source

REIV

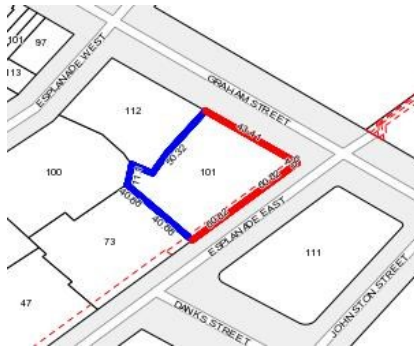
Comparable property sales (*Delete A or B below as applicable)

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	863/1 Esplanade West PORT MELBOURNE 3207	\$845,000	11/08/2018
2	16/181 Bay St PORT MELBOURNE 3207	\$817,500	01/12/2018
3	410/244 Dorcas St SOUTH MELBOURNE 3205	\$765,000	03/12/2018

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.



2
 1
 2

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$780,000 - \$820,000
Median Unit Price
 December quarter 2018: \$801,000

Comparable Properties



863/1 Esplanade West PORT MELBOURNE 3207 (REI)

Agent Comments

2
 1
 1

Price: \$845,000
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: Apartment



16/181 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 2
 1

Price: \$817,500
Method: Auction Sale
Date: 01/12/2018
Rooms: 4
Property Type: Apartment
Land Size: 1625 sqm approx

410/244 Dorcas St SOUTH MELBOURNE 3205 (VG)

Agent Comments

2
 -
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Price: \$765,000
Method: Sale
Date: 03/12/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)