

## 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

34/2 ESPLANADE WEST PORT MELBOURNE VIC 3207

### Indicative selling price

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

Single Price

\$595,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$756,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

509/55 BAY STREET PORT MELBOURNE VIC 3207	\$610,000	04-Sep-24
36/8 GRAHAM STREET PORT MELBOURNE VIC 3207	\$600,000	24-Jul-24

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.

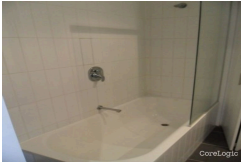
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**509/55 BAY STREET PORT  
MELBOURNE VIC 3207**

1 1 1

Sold Price **\$610,000** Sold Date **04-Sep-24**

Distance **0.4km**



**36/8 GRAHAM STREET PORT  
MELBOURNE VIC 3207**

1 1 1

Sold Price **\$600,000** Sold Date **24-Jul-24**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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