

# 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

51/39 Esplanade East, 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)

Range between \$479,000 & \$499,000

### Median sale price

Median price \$756,250 Property Type Unit Suburb Port Melbourne

Period - From 05/08/2020 to 04/08/2021 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	509/57 Bay St PORT MELBOURNE 3207	\$550,000	06/04/2021
2	509/55 Bay St PORT MELBOURNE 3207	\$545,000	04/05/2021
3	48/174 Esplanade East PORT MELBOURNE 3207	\$495,000	19/05/2021

**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:

05/08/2021 09:24

51/39 Esplanade East, Port Melbourne Vic 3207

Jon Kett  
03 9646 4444  
0415 853 564  
jkett@chisholmgamon.com.au



1 Bed 1 Bath 1 Car

**Rooms:** 1  
**Property Type:** Apartment  
**Land Size:** 40 + 9 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$479,000 - \$499,000  
**Median Unit Price**  
05/08/2020 - 04/08/2021: \$756,250

## Comparable Properties



**509/57 Bay St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

1 Bed 1 Bath 1 Car

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 06/04/2021  
**Property Type:** Apartment



**509/55 Bay St PORT MELBOURNE 3207 (VG)**

**Agent Comments**

1 Bed - Bath - Car -

**Price:** \$545,000  
**Method:** Sale  
**Date:** 04/05/2021  
**Property Type:** Subdivided Flat - Single OYO Flat



**48/174 Esplanade East PORT MELBOURNE 3207 (REI)**

**Agent Comments**

1 Bed 1 Bath 1 Car

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 19/05/2021  
**Property Type:** Apartment

**Account** - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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