

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 Esplanade Place, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,440,250 House X Unit Suburb Port Melbourne

Period - From 01/04/2018 to 30/06/2018 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	8 Little Ingles St PORT MELBOURNE 3207	\$1,375,000	23/06/2018
2	7 Bath PI PORT MELBOURNE 3207	\$1,080,000	24/06/2018
3	213 Station St PORT MELBOURNE 3207	\$1,125,000	28/03/2018

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.



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Rooms:
Property Type: Townhouse
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 June quarter 2018: \$1,440,250

Comparable Properties



8 Little Ingles St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$1,375,000
Method: Private Sale
Date: 23/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 141 sqm approx



7 Bath PI PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 2

Price: \$1,080,000
Method: Private Sale
Date: 24/06/2018
Rooms: 4
Property Type: House (Res)
Land Size: 150 sqm approx



213 Station St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 1 -

Price: \$1,125,000
Method: Private Sale
Date: 28/03/2018
Rooms: 6
Property Type: Townhouse (Single)
Land Size: 88 sqm approx