

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 51/2 Esplanade West, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$713,500 Property Type Unit Suburb Port Melbourne

Period - From 10/03/2022 to 09/03/2023 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	6/4 Seisman PI PORT MELBOURNE 3207	\$730,000	14/02/2023
2	307C/142 Rouse St PORT MELBOURNE 3207	\$700,000	05/11/2022
3	107/49 Beach St PORT MELBOURNE 3207	\$690,000	27/01/2023

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: 10/03/2023 12:17



 1
  1
  1

Rooms: 2
Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

10/03/2022 - 09/03/2023: \$713,500

Comparable Properties



6/4 Seisman PI PORT MELBOURNE 3207 (REI) Agent Comments

 1
  1
  1

Price: \$730,000
Method: Private Sale
Date: 14/02/2023
Property Type: Apartment



307C/142 Rouse St PORT MELBOURNE 3207 (REI) Agent Comments

 1
  1
  1

Price: \$700,000
Method: Private Sale
Date: 05/11/2022
Property Type: Apartment



107/49 Beach St PORT MELBOURNE 3207 (REI/VG) Agent Comments

 1
  1
  1

Price: \$690,000
Method: Private Sale
Date: 27/01/2023
Property Type: Apartment

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545