

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 323 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$1,915,000 Property Type House Suburb Port Melbourne

Period - From 01/04/2023 to 30/06/2023 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	7 Bridge St PORT MELBOURNE 3207	\$2,020,000	21/06/2023
2	279 Ross St PORT MELBOURNE 3207	\$1,955,000	15/04/2023
3	287 Esplanade East PORT MELBOURNE 3207	\$1,840,000	16/09/2023

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: 19/09/2023 15:14



Justin Holod
9832 1160
0411 669 161
justin.holod@marshallwhite.com.au



3 1 1

Property Type: House (Res)
Land Size: 202 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000
Median House Price
June quarter 2023: \$1,915,000

Comparable Properties



7 Bridge St PORT MELBOURNE 3207 (REI) **Agent Comments**

4 2 -

Price: \$2,020,000
Method: Private Sale
Date: 21/06/2023
Property Type: House



279 Ross St PORT MELBOURNE 3207 (REI) **Agent Comments**

4 2 2

Price: \$1,955,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 212 sqm approx



287 Esplanade East PORT MELBOURNE 3207 (REI) **Agent Comments**

3 1 1

Price: \$1,840,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 200 sqm approx

Account - Marshall White | P: 03 9822 9999



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