

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

192 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,750,000

 &

\$1,900,000

Median sale price

Median price

\$1,305,000

 Property Type

House

 Suburb

Port Melbourne

Period - From

01/07/2019

 to

30/09/2019

 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	184 Station St PORT MELBOURNE 3207	\$2,150,000	05/10/2019
2	184a Station St PORT MELBOURNE 3207	\$1,875,000	31/12/2019
3	16 Nelson St PORT MELBOURNE 3207	\$1,610,000	06/09/2019

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:

17/01/2020 15:36



Property Type: House
Land Size: 153 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,900,000
Median House Price
 September quarter 2019: \$1,305,000

Comparable Properties



184 Station St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$2,150,000
Method: Private Sale
Date: 05/10/2019
Property Type: House
Land Size: 145 sqm approx



184a Station St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,875,000
Method: Private Sale
Date: 31/12/2019
Property Type: House
Land Size: 145 sqm approx



16 Nelson St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,610,000
Method: Sold Before Auction
Date: 06/09/2019
Property Type: House (Res)
Land Size: 154 sqm approx