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

235 Esplanade East, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ı \$850,000		&		\$900,000				
Median sale price									
Median price	\$1,465,000	Pro	Property Type Hou		Jse		Suburb	Port Melbourne	
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	19 Raglan St PORT MELBOURNE 3207	\$970,000	17/07/2024
2	273 Esplanade East PORT MELBOURNE 3207	\$900,000	21/08/2024
3	23 Bridge St PORT MELBOURNE 3207	\$825,000	20/08/2024

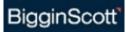
OR

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:

14/11/2024 14:48









Property Type: Agent Comments Indicative Selling Price \$850,000 - \$900,000 Median House Price September quarter 2024: \$1,465,000

Comparable Properties

19 Raglan St PORT MELBOURNE 3207 (REI) 2 1 - Price: \$970,000 Method: Date: 17/07/2024 Property Type: House	Agent Comments
273 Esplanade East PORT MELBOURNE 3207 (REI) 2 1 2 - Price: \$900,000 Method: Sold Before Auction Date: 21/08/2024 Property Type: House	Agent Comments
23 Bridge St PORT MELBOURNE 3207 (REI/VG) 2 1 2 - Price: \$825,000 Method: Private Sale Date: 20/08/2024 Property Type: House Land Size: 95 sqm approx	Agent Comments

Account - BigginScott | P: 03 9426 4000



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