

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 232 Esplanade West, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,677,000 Property Type House Suburb Port Melbourne

Period - From 12/04/2022 to 11/04/2023 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	75 The Crescent PORT MELBOURNE 3207	\$1,860,000	18/03/2023
2	38 Draper St ALBERT PARK 3206	\$1,820,000	21/03/2023
3	22a Withers St ALBERT PARK 3206	\$1,750,000	28/10/2022

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: 12/04/2023 02:10



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  2

Property Type:
Land Size: 195.5 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,870,000
Median House Price
 12/04/2022 - 11/04/2023: \$1,677,000

Comparable Properties

75 The Crescent PORT MELBOURNE 3207 (REI)

Agent Comments

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  2

Price: \$1,860,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)



38 Draper St ALBERT PARK 3206 (REI)

Agent Comments

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  1

Price: \$1,820,000
Method: Private Sale
Date: 21/03/2023
Property Type: Townhouse (Res)



22a Withers St ALBERT PARK 3206 (REI/VG)

Agent Comments

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Price: \$1,750,000
Method: Private Sale
Date: 28/10/2022
Property Type: House
Land Size: 86 sqm approx

Account - VICPROP