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	127 Esplanade West Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,300,000	&	$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,525,000	Property type	House	Suburb	Port Melbourne
Period-from	01 Apr 2020	to	31 Mar 2021	Source	Corelogic

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 6 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
63 Spring Street East Port Melbourne VIC 3207	$1,410,000	06-Jan-21
4 Little Lyell Street South Melbourne VIC 3205	$1,415,000	25-Oct-20
10 Little Ingles Street Port Melbourne VIC 3207	$1,365,000	25-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 13 April 2021

David Wood
P 03 9272 1111
M 0418 315 114
E david.wood@belleproperty.com



63 Spring Street East Port Melbourne VIC 3207

3 2 1

Sold Price **$1,410,000** Sold Date **06-Jan-21**

Distance **0.57km**



4 Little Lyell Street South Melbourne VIC 3205

3 2 1

Sold Price **$1,415,000** Sold Date **25-Oct-20**

Distance **0.8km**



10 Little Ingles Street Port Melbourne VIC 3207

3 2 1

Sold Price **$1,365,000** Sold Date **25-Jan-21**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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