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	257 Esplanade East, Port Melbourne, VIC 3207

Indicative selling price

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

Single price		or range between	$1,290,000	&	$1,390,000

Median sale price

Median price	$ 1,843,500	Property type	House	Suburb	PORT MELBOURNE
Period - From	02/11/2021	to	02/11/2022	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	19 Lalor Street Port Melbourne Vic 3207	$1,316,000	2022-09-17
2	206 Stokes Street Port Melbourne Vic 3207	$1,295,000	2022-10-08
3	169-171 Montague Street South Melbourne Vic 3205	$1,350,000	2022-08-06

This Statement of Information was prepared on: 02/11/2022

CONSUMER AFFAIRS VICTORIA