

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

70 Esplanade West, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,590,000

&

\$1,660,000

Median sale price

Median price

\$768,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/04/2023

to

31/03/2024

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	304/111 Nott St PORT MELBOURNE 3207	\$1,655,000	07/05/2024
2	204/89 Beach St PORT MELBOURNE 3207	\$1,625,000	24/12/2023
3			

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:

23/05/2024 11:42



3 2 2

Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit

Agent Comments

Indicative Selling Price

\$1,590,000 - \$1,660,000

Median Unit Price

Year ending March 2024: \$768,500

Comparable Properties



304/111 Nott St PORT MELBOURNE 3207 (REI) Agent Comments

3 2 2

Price: \$1,655,000

Method: Private Sale

Date: 07/05/2024

Property Type: Apartment



204/89 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,625,000

Method: Private Sale

Date: 24/12/2023

Property Type: Apartment

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.

Account - Cayzer | P: 03 9699 5999



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