## 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 betweer	\$1,590,000		&		\$1,660,000					
Median sale pr	rice									
Median price	\$768,500	Pro	operty Type	Unit			Suburb	Port Melbourne		
Period - From	01/04/2023	to	31/03/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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.

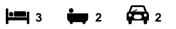
This Statement of Information was prepared on:

23/05/2024 11:42









**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

Agent Comments



Price: \$1,655,000 Method: Private Sale Date: 07/05/2024 Property Type: Apartment



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



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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