

## 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

20/174 ESPLANADE EAST PORT MELBOURNE VIC 3207

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 May 2023

to

30 Apr 2024

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

35/174 ESPLANADE EAST PORT MELBOURNE VIC 3207	\$460,000	05-Mar-24
11/174 ESPLANADE EAST PORT MELBOURNE VIC 3207	\$465,000	15-Dec-23
10/174 ESPLANADE EAST PORT MELBOURNE VIC 3207	\$485,000	29-Jun-23

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: 09 May 2024

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**35/174 ESPLANADE EAST PORT  
MELBOURNE VIC 3207**

1 1 1

Sold Price **\$460,000** Sold Date **05-Mar-24**

Distance **0km**



**11/174 ESPLANADE EAST PORT  
MELBOURNE VIC 3207**

2 1 1

Sold Price **\$465,000** Sold Date **15-Dec-23**

Distance **0km**



**10/174 ESPLANADE EAST PORT  
MELBOURNE VIC 3207**

2 1 1

Sold Price **\$485,000** Sold Date **29-Jun-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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