### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 234 Esplanade West, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,450,000		&		\$1,500,000					
Median sale price										
Median price	\$1,190,000	Pro	operty Type	Том	nhouse		Suburb	Port Melbourne		
Period - From	09/07/2023	to	08/07/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	24/97 Cruikshank St PORT MELBOURNE 3207	\$1,430,000	14/04/2024
2	3/141 Albert St PORT MELBOURNE 3207	\$1,485,000	08/05/2024
3	95 Albert St PORT MELBOURNE 3207	\$1,500,000	01/06/2024

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:

09/07/2024 12:45



# **BigginScott**





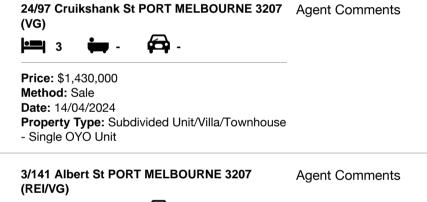
**Property Type:** House/Townhouse Agent Comments

Indicative Selling Price \$1,450,000 - \$1,500,000 Median Townhouse Price 09/07/2023 - 08/07/2024: \$1,190,000

## **Comparable Properties**







Price: \$1,485,000 Method: Private Sale Date: 08/05/2024 Property Type: House

•**•** 3

95 Albert St PORT MELBOURNE 3207 (REI)



**Price:** \$1,500,000 **Method:** Private Sale **Date:** 01/06/2024

Property Type: House

#### Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700





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Agent Comments