

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

5/223 ESPLANADE EAST PORT MELBOURNE VIC 3207

Indicative selling price

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

Single Price

or range
between

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

1208/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$410,000	07-Jul-23
1008S/883 COLLINS STREET DOCKLANDS VIC 3008	\$410,000	12-May-23
1406/245-251 CITY ROAD SOUTHBANK VIC 3006	\$407,888	29-Mar-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: 18 August 2023



**1208/109-117 CLARENDON STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

^{RS} **\$410,000**

Sold Date

07-Jul-23

Distance

1.69km



**1008S/883 COLLINS STREET
DOCKLANDS VIC 3008**

 1  1  -

Sold Price

\$410,000

Sold Date

12-May-23

Distance

1.86km



**1406/245-251 CITY ROAD
SOUTHBANK VIC 3006**

 1  1  -

Sold Price

\$407,888

Sold Date

29-Mar-23

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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