

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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	205 Esplanade West PORT MELBOURNE 3207	\$1,680,000	05/03/2018
2	201 Pickles St PORT MELBOURNE 3207	\$1,413,000	28/04/2018
3	5 Bath PI PORT MELBOURNE 3207	\$1,410,000	02/06/2018

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.

Scott O'Halloran
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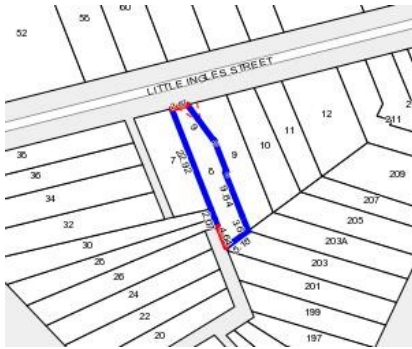
scott.ohalloran@marshallwhite.com.au

Indicative Selling Price

\$1,400,000

Median House Price

March quarter 2018: \$1,955,000



 2  2  1

Rooms:

Property Type: Townhouse (Res)

Land Size: 142 sqm approx

Agent Comments

Comparable Properties



205 Esplanade West PORT MELBOURNE 3207 Agent Comments
(REI)

 3  2  1

Price: \$1,680,000

Method: Private Sale

Date: 05/03/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 130 sqm approx



201 Pickles St PORT MELBOURNE 3207 (REI) Agent Comments

 2  2  -

Price: \$1,413,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)



5 Bath PI PORT MELBOURNE 3207 (REI) Agent Comments

 2  2  2

Price: \$1,410,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: House (Res)