

# 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 35 The Crescent, 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)

Range between \$1,650,000 & \$1,800,000

### Median sale price

Median price \$1,720,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2020 to 31/12/2020 Source 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.~~

	Address of comparable property	Price	Date of sale
1	47 The Crescent PORT MELBOURNE 3207	\$1,840,000	21/11/2020
2	21 Australis Cirt PORT MELBOURNE 3207	\$1,690,000	10/12/2020
3			

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: 25/03/2021 11:16



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**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,800,000  
**Median House Price**  
December quarter 2020: \$1,720,000

## Comparable Properties



**47 The Crescent PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,840,000  
**Method:** Auction Sale  
**Date:** 21/11/2020  
**Property Type:** House  
**Land Size:** 184 sqm approx



**21 Australis Cirt PORT MELBOURNE 3207 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,690,000  
**Method:** Private Sale  
**Date:** 10/12/2020  
**Property Type:** House

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.