

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 83 The Crescent, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$2,050,000

Median sale price

Median price \$1,532,500 Property Type House Suburb Port Melbourne

Period - From 01/07/2020 to 30/09/2020 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	21 McCormack St PORT MELBOURNE 3207	\$2,100,000	31/10/2020
2	28 Beacon Vst PORT MELBOURNE 3207	\$2,100,000	07/07/2020
3	17 The Cove PORT MELBOURNE 3207	\$1,960,000	22/07/2020

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: 14/12/2020 14:10



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Property Type: House (Res)
 Agent Comments

Indicative Selling Price
 \$2,050,000

Median House Price
 September quarter 2020: \$1,532,500

Comparable Properties



21 McCormack St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$2,100,000
Method: Auction Sale
Date: 31/10/2020
Property Type: House (Res)



28 Beacon Vst PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$2,100,000
Method: Private Sale
Date: 07/07/2020
Property Type: Townhouse (Single)
Land Size: 229 sqm approx



17 The Cove PORT MELBOURNE 3207 (VG)

Agent Comments

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Price: \$1,960,000
Method: Sale
Date: 22/07/2020
Property Type: House - Attached House N.E.C.
Land Size: 217 sqm approx