## 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 35 The Crescent, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,650,000		&		\$1,800,000				
Median sale price									
Median price	\$1,720,000	Pro	Property Type Hou		use		Suburb	Port Melbourne	
Period - From	01/10/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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.

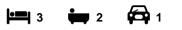
This Statement of Information was prepared on:

25/03/2021 11:16









**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) 3 2 0 1 Price: \$1,840,000 Method: Auction Sale Date: 21/11/2020 Property Type: House Land Size: 184 sqm approx	Agent Comments
21 Australis Cirt PORT MELBOURNE 3207 (REI) 3 2 2 1 Price: \$1,690,000 Method: Private Sale Date: 10/12/2020 Property Type: House	Agent Comments

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.

#### Account - Cayzer | P: 03 9699 5999





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.