

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

20 Tucker Avenue, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,950,000

&

\$2,050,000

Median sale price

Median price \$1,653,000

Property Type House

Suburb Port Melbourne

Period - From 01/07/2021

to

30/09/2021

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	4 Page Av PORT MELBOURNE 3207	\$2,021,000	27/03/2021
2	340 Williamstown Rd PORT MELBOURNE 3207	\$1,700,000	30/10/2021
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:

16/11/2021 14:48



Property Type: House

Agent Comments

Comparable Properties



4 Page Av PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$2,021,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 371 sqm approx



340 Williamstown Rd PORT MELBOURNE 3207 (REI)

Agent Comments

Land Size: 322sqm



Price: \$1,700,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

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.