

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

8 Australis Circuit, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

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	83 The Crescent PORT MELBOURNE 3207	\$2,060,000	25/01/2021
2			
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:

02/02/2021 14:39



3 2 2

Property Type: House

Land Size: 289 sqm approx

Agent Comments

Comparable Properties



83 The Crescent PORT MELBOURNE 3207 (REI)

3 2 1

Price: \$2,060,000

Method: Private Sale

Date: 25/01/2021

Property Type: House (Res)

Agent Comments

Land Size 183sqm

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.