

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

17 The Crescent, 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

\$1,837,000

Property Type

House

Suburb

Port Melbourne

Period - From

31/08/2021

to

30/08/2022

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	25 Australis Cirt PORT MELBOURNE 3207	\$2,173,000	11/03/2022
2	192 Dow St PORT MELBOURNE 3207	\$2,110,000	05/03/2022
3	13 The Cove PORT MELBOURNE 3207	\$2,000,000	27/03/2022

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:

31/08/2022 11:50



4 -

Property Type:

Divorce/Estate/Family Transfers

Land Size: 256 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

31/08/2021 - 30/08/2022: \$1,837,000

Comparable Properties

**25 Australis Cirt PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

3 2 1

Price: \$2,173,000**Method:** Sold Before Auction**Date:** 11/03/2022**Property Type:** House (Res)**Land Size:** 188 sqm approx**192 Dow St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

3 2 -

Price: \$2,110,000**Method:** Auction Sale**Date:** 05/03/2022**Property Type:** House (Res)**Land Size:** 150 sqm approx**13 The Cove PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

3 2 1

Price: \$2,000,000**Method:** Sold After Auction**Date:** 27/03/2022**Property Type:** House**Land Size:** 216 sqm approx

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545