

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

85 The Crescent, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$2,025,000

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	1 The Crescent PORT MELBOURNE 3207	\$2,070,000	20/06/2021
2	31 The Crescent PORT MELBOURNE 3207	\$2,026,000	29/09/2021
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:

09/11/2021 11:19



3 2 1

Property Type: House

Land Size: 215 sqm approx

Agent Comments

Comparable Properties



1 The Crescent PORT MELBOURNE 3207
(REI/VG)

Agent Comments

3 2 2

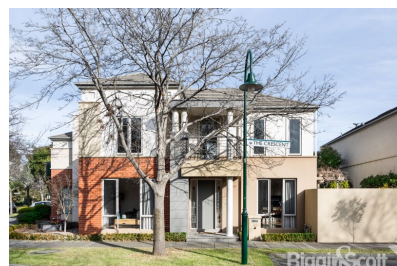
Price: \$2,070,000

Method: Auction Sale

Date: 20/06/2021

Property Type: House (Res)

Land Size: 188 sqm approx



31 The Crescent PORT MELBOURNE 3207
(REI)

Agent Comments

3 2 1

Price: \$2,026,000

Method: Auction Sale

Date: 29/09/2021

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.