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

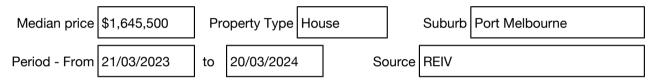
7 Australis Circuit, Port Melbourne Vic 3207

Indicative selling price

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For the meaning of this	NICE SEE CONSLIMER VIC	dov au/underguoting
For the meaning of this		.gov.uu/unaciquoting

Single price \$2,590,000

Median sale price



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	71 The Crescent PORT MELBOURNE 3207	\$2,450,000	20/10/2023
2	69 The Crescent PORT MELBOURNE 3207	\$2,491,000	02/09/2023
3	14 Canberra Pde PORT MELBOURNE 3207	\$2,500,000	07/10/2023

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:

21/03/2024 10:01



BigginScott





Property Type: House Agent Comments

Indicative Selling Price \$2,590,000 Median House Price 21/03/2023 - 20/03/2024: \$1,645,500

Comparable Properties

71 The Crescent PORT MELBOURNE 3207 (REI/VG) 4 2 2 2 Price: \$2,450,000 Method: Sold Before Auction Date: 20/10/2023 Property Type: House (Res) Land Size: 263 sqm approx	Agent Comments
69 The Crescent PORT MELBOURNE 3207 (REI/VG) 1 4 2 2 2 2 Price: \$2,491,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 262 sqm approx	Agent Comments
14 Canberra Pde PORT MELBOURNE 3207 (REI/VG) 3 2 2 2 Price: \$2,500,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Land Size: 307 sqm approx	Agent Comments

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700





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