

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

2 Crichton Avenue Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,773,500

Property type

House

Suburb

Port Melbourne

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

20 Tucker Avenue Port Melbourne VIC 3207	\$2,115,000	10-Dec-21
58 Dunstan Parade Port Melbourne VIC 3207	\$1,802,000	04-Dec-21

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 6 months.

This Statement of Information was prepared on: 20 January 2022

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20 Tucker Avenue Port Melbourne VIC 3207

3
 2
 2

Sold Price ^{RS} **\$2,115,000** ^{UN} Sold Date **10-Dec-21**

Distance **0.28km**



58 Dunstan Parade Port Melbourne VIC 3207

3
 1
 2

Sold Price ^{RS} **\$1,802,000** Sold Date **04-Dec-21**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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