Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	27 Australis Circuit, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,720,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	26 Beacon Vst, Port Melbourne, Vic 3207, Australia	\$1,920,000	01/03/2021
2	4 Park Sq PORT MELBOURNE 3207	\$2,004,000	20/02/2021
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:	16/03/2021 13:37



Date of sale



David Lack 03 8671 3777 0418 996 265 dlack@bigginscott.com.au

Indicative Selling Price \$1,700,000 - \$1,750,000 Median House Price December quarter 2020: \$1,720,000

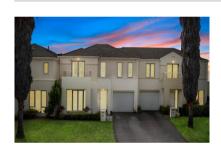




Property Type: House Land Size: 210 sqm approx

Agent Comments

Comparable Properties



26 Beacon Vst, Port Melbourne, Vic 3207, Australia (REI)

1 3 **1**

Price: \$1,920,000

Method: Date: 01/03/2021 Property Type: House Agent Comments Land Size: 180sqm



4 Park Sq PORT MELBOURNE 3207 (REI)

=| 3

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6

Agent Comments Land Size: 200sqm

Price: \$2,004,000 **Method:** Auction Sale **Date:** 20/02/2021

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.

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