

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

27 Australis Circuit, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,700,000

&

\$1,750,000

Median sale price

Median price \$1,720,000

Property 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 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	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



3 2 1

Property Type: House

Land Size: 210 sqm approx

Agent Comments

Comparable Properties



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

3 2 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 2 2

Price: \$2,004,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Agent Comments

Land Size: 200sqm

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.