

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

79 The Crescent, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,850,000 & \$1,900,000

Median sale price

Median price \$1,772,500 Property Type House Suburb Port Melbourne

Period - From 01/04/2021 to 30/06/2021 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	49 The Crescent PORT MELBOURNE 3207	\$1,938,000	26/07/2021
2	9 Princes St PORT MELBOURNE 3207	\$1,860,000	08/05/2021
3	51 The Crescent PORT MELBOURNE 3207	\$1,800,000	04/06/2021

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.~~

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Indicative Selling Price

\$1,850,000 - \$1,900,000

Median House Price

June quarter 2021: \$1,772,500



3 2 1

Property Type: House

Land Size: 228 sqm approx

Agent Comments

Comparable Properties



49 The Crescent PORT MELBOURNE 3207 (REI)

Agent Comments

4 2 1

Price: \$1,938,000

Method: Private Sale

Date: 26/07/2021

Property Type: House (Res)



9 Princes St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,860,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 202 sqm approx



51 The Crescent PORT MELBOURNE 3207 (VG)

Agent Comments

3 - -

2 bathrooms 1 carspace

Price: \$1,800,000

Method: Sale

Date: 04/06/2021

Property Type: House - Attached House N.E.C.

Land Size: 180 sqm approx

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