

## 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 21/97 Cruikshank Street, Port Melbourne Vic 3207

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,130,000

## Median sale price

Median price \$1,540,000

House

X

Unit

Suburb

Port Melbourne

Period - From 01/10/2018

to

31/12/2018

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	8/97-105 Cruikshank St PORT MELBOURNE 3207	\$1,140,000	24/11/2018
2	7/272 Nott St PORT MELBOURNE 3207	\$1,020,000	30/10/2018
3	6/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,010,000	02/03/2019

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.



3 2 2

**Rooms:**  
**Property Type:** Townhouse (Res)  
 Agent Comments

**Indicative Selling Price**

\$1,130,000

**Median House Price**

December quarter 2018: \$1,540,000

## Comparable Properties

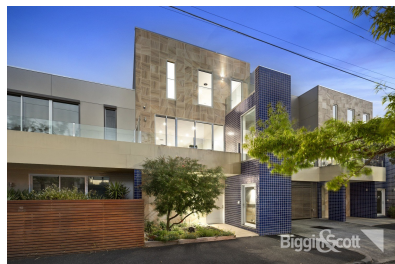


**8/97-105 Cruikshank St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 24/11/2018  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 3024 sqm approx



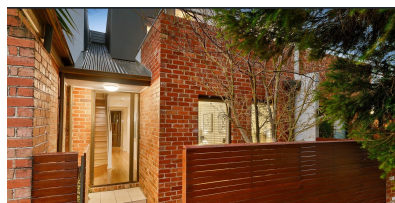
**7/272 Nott St PORT MELBOURNE 3207 (VG)**

Agent Comments

3 - -

2 bathrooms, 1 car

**Price:** \$1,020,000  
**Method:** Sale  
**Date:** 30/10/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**6/97-101 Cruikshank St PORT MELBOURNE 3207 (REI)**

Agent Comments

2 2 2

**Price:** \$1,010,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** Apartment