

# 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

17 Australis Circuit, Port Melbourne Vic 3207

### Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$1,700,000 Property Type House Suburb Port Melbourne

Period - From 08/02/2023 to 07/02/2024 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	71 The Crescent PORT MELBOURNE 3207	\$2,450,000	20/10/2023
2	69 The Crescent PORT MELBOURNE 3207	\$2,491,000	02/09/2023
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: 08/02/2024 17:00



4 2 4

Property Type: House  
Agent Comments

Indicative Selling Price  
\$2,300,000 - \$2,500,000  
Median House Price  
08/02/2023 - 07/02/2024: \$1,700,000

## Comparable Properties



71 The Crescent PORT MELBOURNE 3207  
(REI/VG)

Agent Comments

4 2 2

Price: \$2,450,000  
Method: Sold Before Auction  
Date: 20/10/2023  
Property Type: House (Res)  
Land Size: 263 sqm approx



69 The Crescent PORT MELBOURNE 3207  
(REI/VG)

Agent Comments

4 2 2

Price: \$2,491,000  
Method: Auction Sale  
Date: 02/09/2023  
Property Type: House (Res)  
Land Size: 262 sqm approx

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.