

## 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

4 Page Avenue 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,700,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Port Melbourne

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

7 Page Avenue Port Melbourne VIC 3207	\$1,925,000	27-Oct-20
7 Edwards Avenue Port Melbourne VIC 3207	\$1,750,000	25-Sep-20
11 Griffin Crescent Port Melbourne VIC 3207	\$1,830,000	19-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 04 March 2021



**7 Page Avenue Port Melbourne VIC 3207**

Sold Price

**\$1,925,000**

Sold Date

**27-Oct-20**

3

2

4

Distance

**0.06km**



**7 Edwards Avenue Port Melbourne VIC 3207**

Sold Price

**\$1,750,000**

Sold Date

**25-Sep-20**

3

1

3

Distance

**0.32km**



**11 Griffin Crescent Port Melbourne VIC 3207**

Sold Price

<sup>RS</sup> **\$1,830,000**

Sold Date

**19-Dec-20**

3

1

4

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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