

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

3 Strathaird Mews, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,750,000 & \$1,800,000

Median sale price

Median price \$1,810,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2020 to 31/03/2020 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	60 Beacon Vst PORT MELBOURNE 3207	\$1,900,000	21/03/2020
2	48 The Crescent PORT MELBOURNE 3207	\$1,858,000	21/09/2019
3	65 The Crescent PORT MELBOURNE 3207	\$1,810,000	07/01/2020

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:

01/07/2020 13:25



3 2 1

Property Type: House

Land Size: 196 sqm approx

Agent Comments

Comparable Properties



60 Beacon Vst PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,900,000

Method: Sold Before Auction

Date: 21/03/2020

Property Type: House

Land Size: 213 sqm approx



48 The Crescent PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,858,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 235 sqm approx



65 The Crescent PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,810,000

Method: Private Sale

Date: 07/01/2020

Property Type: House

Land Size: 224 sqm approx