### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 47 The Crescent, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,700,000		&		\$1,800,000				
Median sale p	rice								
Median price	\$1,532,500	Pro	operty Type	Hous	se		Suburb	Port Melbourne	
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	145 Station St PORT MELBOURNE 3207	\$1,750,000	09/10/2020
2	3 Strathaird Mews PORT MELBOURNE 3207	\$1,735,000	28/07/2020
3	37 The Crescent PORT MELBOURNE 3207	\$1,710,000	13/06/2020

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:

22/10/2020 09:41



47 The Crescent, Port Melbourne Vic 3207

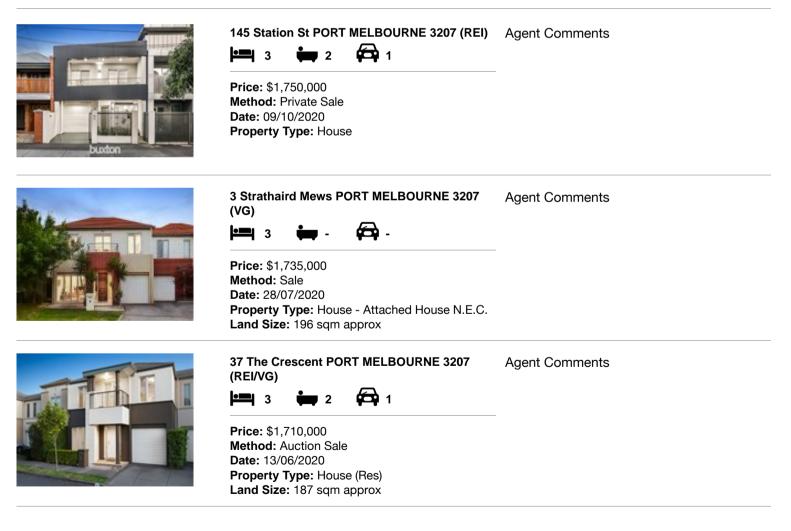
# **RT Edgar**





**Property Type:** House (Res) **Land Size:** 184 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price September quarter 2020: \$1,532,500

## **Comparable Properties**



Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.