

# 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

47 The Crescent, 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)

Range between \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$1,532,500

Property Type House

Suburb Port Melbourne

Period - From 01/07/2020

to 30/09/2020

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	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



3   
 -   
 1

**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



**145 Station St PORT MELBOURNE 3207 (REI)** Agent Comments

3   
 2   
 1

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 09/10/2020

**Property Type:** House



**3 Strathaird Mews PORT MELBOURNE 3207 (VG)** Agent Comments

3   
 -   
 -

**Price:** \$1,735,000

**Method:** Sale

**Date:** 28/07/2020

**Property Type:** House - Attached House N.E.C.

**Land Size:** 196 sqm approx



**37 The Crescent PORT MELBOURNE 3207 (REI/VG)** Agent Comments

3   
 2   
 1

**Price:** \$1,710,000

**Method:** Auction Sale

**Date:** 13/06/2020

**Property Type:** House (Res)

**Land Size:** 187 sqm approx