

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

48 The Crescent, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,600,000

&

\$1,650,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2019

to

30/06/2019

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	7 Mariposa PI PORT MELBOURNE 3207	\$1,685,000	27/03/2019
2	7 Beacon Rd PORT MELBOURNE 3207	\$1,615,000	02/03/2019
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:

16/09/2019 13:34



3 2 1

Property Type: House

Land Size: 235 sqm approx

Agent Comments

Comparable Properties



7 Mariposa PI PORT MELBOURNE 3207 (VG)

Agent Comments

3 - -

2 bathrooms 1 car

Price: \$1,685,000

Method: Sale

Date: 27/03/2019

Property Type: House (Res)

Land Size: 178 sqm approx



7 Beacon Rd PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,615,000

Method: Auction Sale

Date: 02/03/2019

Property Type: House (Res)

Land Size: 179 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.