## 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 31 The Crescent, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,625,000		&		\$1,700,000				
Median sale p	rice								
Median price	\$1,772,500	Pro	operty Type	Hou	se		Suburb	Port Melbourne	
Period - From	01/04/2021	to	30/06/2021		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 sixmonths 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	51 Ross St PORT MELBOURNE 3207	\$1,622,000	26/06/2021
2	182 Heath St PORT MELBOURNE 3207	\$1,610,000	24/07/2021
3			

OR

**B**<sup>\*</sup> 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:

21/09/2021 13:16



31 The Crescent, Port Melbourne Vic 3207







**Property Type:** House **Land Size:** 165 sqm approx Agent Comments Fraser Lack 03 8671 3777 0408 340 242 flack@bigginscott.com.au

Indicative Selling Price \$1,625,000 - \$1,700,000 Median House Price June quarter 2021: \$1,772,500

# **Comparable Properties**



51 Ross St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,622,000 Method: Auction Sale Date: 26/06/2021 Property Type: House (Res) Land Size: 150 sqm approx



182 Heath St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,610,000 Method: Auction Sale Date: 24/07/2021 Property Type: Townhouse (Res) Land Size: 150 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.

#### Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700

propertydata



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