

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

31 The Crescent, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,625,000

&

\$1,700,000

Median sale price

Median price

\$1,772,500

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2021

to

30/06/2021

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	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* 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



3 2 1

Property Type: House

Land Size: 165 sqm approx

Agent Comments

Comparable Properties



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

3 2 1

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

3 2 2

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.