

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

143 Cruikshank Street, Port Melbourne Vic 3207
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Indicative selling price

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

Range between

\$2,750,000

 &

\$2,950,000

Median sale price

Median price

\$1,720,000

 Property Type

House

 Suburb

Port Melbourne

Period - From

01/10/2020

 to

31/12/2020

 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	87 Neville St MIDDLE PARK 3206	\$3,275,000	05/12/2020
2	284 Albert Rd SOUTH MELBOURNE 3205	\$3,175,000	19/10/2020
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:

25/01/2021 16:39



 4  4  1

Property Type: Townhouse (Res)

Land Size: 200 sqm approx

Agent Comments

Indicative Selling Price

\$2,750,000 - \$2,950,000

Median House Price

December quarter 2020: \$1,720,000

Comparable Properties



87 Neville St MIDDLE PARK 3206 (REI)

Agent Comments

 4  2  2

Price: \$3,275,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)



284 Albert Rd SOUTH MELBOURNE 3205 (REI) Agent Comments

 4  4  2

Price: \$3,175,000

Method: Private Sale

Date: 19/10/2020

Property Type: House

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.