

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

14 Canberra Parade, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$2,000,000

 &

\$2,100,000

Median sale price

Median price

\$1,915,000

 Property Type

House

 Suburb

Port Melbourne

Period - From

01/04/2023

 to

30/06/2023

 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	15 Hobsons Bay Pde PORT MELBOURNE 3207	\$2,075,000	20/07/2023
2	7 The Crescent PORT MELBOURNE 3207	\$1,950,000	11/05/2023
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:

25/09/2023 10:46



 3  2  2

Property Type: House
Land Size: 307 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,100,000
Median House Price
June quarter 2023: \$1,915,000

Comparable Properties



15 Hobsons Bay Pde PORT MELBOURNE 3207 **Agent Comments**
(REI)

 3  2  2

Price: \$2,075,000
Method: Expression of Interest
Date: 20/07/2023
Property Type: House



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

 3  2  2

Price: \$1,950,000
Method: Sold Before Auction
Date: 11/05/2023
Property Type: House (Res)
Land Size: 212 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.

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