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 Cruikshank Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between | $2,500,000 | & | $2,700,000

Median sale price

| Median price | $1,655,000 | Property Type | House | Suburb | Port Melbourne |

| Period - From | 01/01/2022 | to | 31/12/2022 | 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	62 St Vincent St ALBERT PARK 3206	$2,720,000	22/10/2022
2	29 Danks St ALBERT PARK 3206	$2,670,000	23/10/2022
3	13 Beacon Vst PORT MELBOURNE 3207	$2,650,000	09/02/2023

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: | 23/02/2023 09:39

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Property Type: House
Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
Year ending December 2022: $1,655,000

Comparable Properties

62 St Vincent St ALBERT PARK 3206 (REI/VG)

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Price: $2,720,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 180 sqm approx

Agent Comments

29 Danks St ALBERT PARK 3206 (REI/VG)

🛏 4   🛁 3   🚗 2

Price: $2,670,000
Method: Private Sale
Date: 23/10/2022
Property Type: House

Agent Comments

13 Beacon Vst PORT MELBOURNE 3207 (REI)

🛏 4   🛁 3   🚗 2

Price: $2,650,000
Method: Private Sale
Date: 09/02/2023
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393