Statement of Information

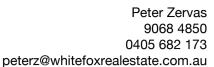
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offered fo	r sale									
Address Including suburb and postcode		d / Chon	7 Crichton Avenue, Port Melbourne Vic 3207								
Indicat	tive selling p	rice									
For the	meaning of thi	s price see	con	sumer.vic.go\	∕.au/ι	ınderquo	ting				
Range between \$1,800,000				\$1,900,000			000				
Mediar	n sale price			_			_				
Media	an price \$1,65	50,000	Pr	operty Type	Hous	e		Suburb	Port Melbou	ırne	
Period	d - From 01/04	1/2023	to	31/03/2024		So	ource	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								Р	rice	Date of sale	
1											
2											
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 St	atem	ent of Inform	ation	was nrer	nared	on:	06/06/0	204 15:10	



WHITEFOX



Indicative Selling Price \$1,800,000 - \$1,900,000 **Median House Price**

Year ending March 2024: \$1,650,000





Comparable Properties

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 - Whitefox Real Estate | P: 96459699



