

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

g08/52 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$450,000

&

\$475,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/07/2021

to

30/06/2022

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	107/232-242 Rouse St PORT MELBOURNE 3207	\$497,500	21/07/2022
2	501/101 Bay St PORT MELBOURNE 3207	\$475,000	09/05/2022
3	228/70 Nott St PORT MELBOURNE 3207	\$469,000	23/05/2022

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:

17/08/2022 15:37



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$475,000

Median Unit Price

Year ending June 2022: \$850,000

Comparable Properties



107/232-242 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

 1  1  1

Price: \$497,500

Method: Private Sale

Date: 21/07/2022

Property Type: Apartment



501/101 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 1  1  1

Price: \$475,000

Method: Private Sale

Date: 09/05/2022

Property Type: Apartment



228/70 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 1  1  1

Price: \$469,000

Method: Private Sale

Date: 23/05/2022

Property Type: Apartment