

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

4 Little Dow Street Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,499

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

2/74 Nott Street Port Melbourne VIC 3207	\$780,000	23-Jun-20
2/9 Beach Street Port Melbourne VIC 3207	\$960,000	22-Jul-20

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 6 months.

This Statement of Information was prepared on: 13 October 2020



**2/74 Nott Street Port Melbourne
VIC 3207**

2 1 1

Sold Price **\$780,000** Sold Date **23-Jun-20**

Distance **0.19km**



**2/9 Beach Street Port Melbourne
VIC 3207**

2 2 1

Sold Price ^{RS} **\$960,000** Sold Date **22-Jul-20**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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