

# 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

505/99 Dow Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$479,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2020

to

30/06/2021

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	48/174 Esplanade East PORT MELBOURNE 3207	\$495,000	19/05/2021
2	104/99 Dow St PORT MELBOURNE 3207	\$480,000	05/04/2021
3	504/99 Dow St PORT MELBOURNE 3207	\$460,000	02/04/2021

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:

21/07/2021 09:50

505/99 Dow Street, Port Melbourne Vic 3207

Jon Kett  
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1 Bed 1 Bath 1 Car

**Property Type:** Apartment  
**Agent Comments**  
Carpark storage

**Indicative Selling Price**  
\$479,000  
**Median Unit Price**  
Year ending June 2021: \$800,000

## Comparable Properties



**48/174 Esplanade East PORT MELBOURNE 3207 (REI)**

**Agent Comments**

1 Bed 1 Bath 1 Car

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 19/05/2021  
**Property Type:** Apartment



**104/99 Dow St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

1 Bed 1 Bath 1 Car

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 05/04/2021  
**Property Type:** Apartment

**504/99 Dow St PORT MELBOURNE 3207 (VG)**

**Agent Comments**

1 Bed - Bath - Car -

**Price:** \$460,000  
**Method:** Sale  
**Date:** 02/04/2021  
**Property Type:** Subdivided Flat - Single OYO Flat

**Account** - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311