

# 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

203/50 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)

Range between \$455,000 & \$479,000

### Median sale price

Median price \$798,500 Property Type Unit 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	G02/52 Dow St PORT MELBOURNE 3207	\$525,000	29/09/2022
2	213/99 Dow St PORT MELBOURNE 3207	\$480,000	26/10/2022
3	102/105 Nott St PORT MELBOURNE 3207	\$475,000	23/10/2022

**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:

18/02/2023 11:39



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$455,000 - \$479,000

**Median Unit Price**

Year ending December 2022: \$798,500

## Comparable Properties



**G02/52 Dow St PORT MELBOURNE 3207**  
(REI/VG)

**Agent Comments**

 1  1  1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 29/09/2022

**Property Type:** Apartment



**213/99 Dow St PORT MELBOURNE 3207**  
(REI/VG)

**Agent Comments**

 1  1  1

**Price:** \$480,000

**Method:** Sold Before Auction

**Date:** 26/10/2022

**Property Type:** Apartment



**102/105 Nott St PORT MELBOURNE 3207**  
(REI/VG)

**Agent Comments**

 1  1  1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 23/10/2022

**Property Type:** Apartment