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									
Range betweer	n \$455,000		&		\$479,000				
Median sale p	rice								
Median price	\$798,500	Proper	ty Type	Unit			Suburb	Port Melbourne	
Period - From	01/01/2022	to 31/	12/2022		So	urce	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.

Ad	dress 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









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)

213/99 Dow St PORT MELBOURNE 3207



Price: \$525,000 Method: Private Sale Date: 29/09/2022 Property Type: Apartment Agent Comments

Agent Comments



(REI/VG) Price: \$480.000

Method: Sold Before Auction



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

Agent Comments



Price: \$475,000 Method: Private Sale Date: 23/10/2022 Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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