

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

504/99 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

\$480,000

### Median sale price\*

Median price

\$498,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/11/2020

to

17/03/2021

Source

RPData

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	206/232-242 Rouse St PORT MELBOURNE 3207	\$472,500	14/12/2020
2	213/99 Dow St PORT MELBOURNE 3207	\$467,000	26/11/2020
3	1208/60 Lorimer St DOCKLANDS 3008	\$460,000	17/12/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/03/2021 10:36

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**Indicative Selling Price**

\$480,000

**Median Unit Price \***

01/11/2020 - 17/03/2021: \$498,500

\* Agent calculated median



**Property Type:** Apartment

Agent Comments

## Comparable Properties

**206/232-242 Rouse St PORT MELBOURNE  
3207 (REI/VG)**

Agent Comments

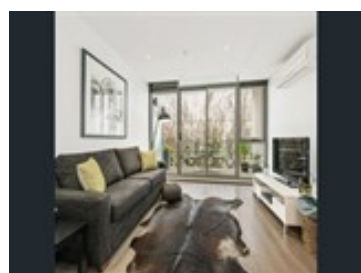


**Price:** \$472,500

**Method:** Private Sale

**Date:** 14/12/2020

**Property Type:** Apartment



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

Agent Comments



**Price:** \$467,000

**Method:** Sold Before Auction

**Date:** 26/11/2020

**Property Type:** Apartment



**1208/60 Lorimer St DOCKLANDS 3008  
(REI/VG)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 17/12/2020

**Property Type:** Apartment