

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

207/52 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

212/99 DOW STREET PORT MELBOURNE VIC 3207	\$450,000	01-Nov-24
103/63-69 ROUSE STREET PORT MELBOURNE VIC 3207	\$445,000	03-Dec-24
408/99 DOW STREET PORT MELBOURNE VIC 3207	\$480,000	15-Sep-21

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: 17 February 2025

Sales Avant

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**212/99 DOW STREET PORT
MELBOURNE VIC 3207**

 1  1  1

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **01-Nov-24**

Distance **0.2km**



**103/63-69 ROUSE STREET PORT
MELBOURNE VIC 3207**

 1  1  1

Sold Price **\$445,000** Sold Date **03-Dec-24**

Distance **0.2km**



**408/99 DOW STREET PORT
MELBOURNE VIC 3207**

 1  1  1

Sold Price **\$480,000** Sold Date **15-Sep-21**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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