

## 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

196 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 \$1,690,000

&amp;

\$1,790,000

## Median sale price

Median price \$1,670,000

House

X

Unit

Suburb Port Melbourne

Period - From 01/10/2017

to

31/12/2017

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	1 Little Graham St ALBERT PARK 3206	\$1,930,000	04/11/2017
2	3 Clay St PORT MELBOURNE 3207	\$1,670,000	08/12/2017
3	58 Clark St PORT MELBOURNE 3207	\$1,600,000	24/02/2018

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.

196 Dow Street, Port Melbourne Vic 3207

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3 1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 216 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,690,000 - \$1,790,000  
**Median House Price**  
December quarter 2017: \$1,670,000

## Comparable Properties



**1 Little Graham St ALBERT PARK 3206 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,930,000  
**Method:** Auction Sale  
**Date:** 04/11/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 209 sqm approx



**3 Clay St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

3 2 -

**Price:** \$1,670,000  
**Method:** Private Sale  
**Date:** 08/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 290 sqm approx



**58 Clark St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 164 sqm approx