

# 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

205/91 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

\$420,000

&

\$450,000

### Median sale price

Median price

\$722,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2022

to

30/09/2022

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 | 309/99 Nott St PORT MELBOURNE 3207 | \$445,000 | 19/10/2022   |
| 2 | 312/55 Bay St PORT MELBOURNE 3207  | \$442,000 | 23/05/2022   |
| 3 | 105/52 Dow St PORT MELBOURNE 3207  | \$427,500 | 13/07/2022   |

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:

10/11/2022 11:54



1  
 -  

**Property Type:** Car Park/Car Space (Res)

**Agent Comments**

**Indicative Selling Price**

\$420,000 - \$450,000

**Median Unit Price**

September quarter 2022: \$722,500

## Comparable Properties



**309/99 Nott St PORT MELBOURNE 3207 (REI)** **Agent Comments**

1  
 1  
 2

**Price:** \$445,000

**Method:** Private Sale

**Date:** 19/10/2022

**Property Type:** Apartment



**312/55 Bay St PORT MELBOURNE 3207 (REI/VG)** **Agent Comments**

1  
 1  
 1

**Price:** \$442,000

**Method:** Sold Before Auction

**Date:** 23/05/2022

**Rooms:** 4

**Property Type:** Apartment



**105/52 Dow St PORT MELBOURNE 3207 (REI/VG)** **Agent Comments**

1  
 1  
 1

**Price:** \$427,500

**Method:** Private Sale

**Date:** 13/07/2022

**Property Type:** Apartment

**Account** - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811