

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 215/99 Dow Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$715,000

Median sale price

Median price \$782,500 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2018 to 30/06/2019 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	108/41 Nott St PORT MELBOURNE 3207	\$725,000	20/08/2019
2	203/1 Danks St.W PORT MELBOURNE 3207	\$720,000	07/09/2019
3	101/1 Danks St PORT MELBOURNE 3207	\$701,500	17/08/2019

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: 19/10/2019 15:12



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Property Type: apartment
Agent Comments

Indicative Selling Price
\$715,000
Median Unit Price
Year ending June 2019: \$782,500

Comparable Properties

108/41 Nott St PORT MELBOURNE 3207 (VG) **Agent Comments**

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Price: \$725,000
Method: Sale
Date: 20/08/2019
Property Type: Flat/Unit/Apartment (Res)



203/1 Danks St.W PORT MELBOURNE 3207 (REI) **Agent Comments**

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Price: \$720,000
Method: Auction Sale
Date: 07/09/2019
Property Type: Apartment



101/1 Danks St PORT MELBOURNE 3207 (REI) **Agent Comments**

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Price: \$701,500
Method: Auction Sale
Date: 17/08/2019
Property Type: Apartment