

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

209/52 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$810,000

Median sale price

Median price \$800,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/07/2020

to 30/06/2021

Source REIV

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 eighteen 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	607E/126 Rouse St PORT MELBOURNE 3207	\$800,000	21/04/2021
2	207/101 Bay St PORT MELBOURNE 3207	\$795,000	01/04/2021
3			

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 eighteen months.~~

This Statement of Information was prepared on:

24/09/2021 09:55



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$810,000

Median Unit Price

Year ending June 2021: \$800,000

Comparable Properties



607E/126 Rouse St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 2 1

Price: \$800,000

Method: Private Sale

Date: 21/04/2021

Property Type: Apartment



207/101 Bay St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 2 1

Price: \$795,000

Method: Auction Sale

Date: 01/04/2021

Property Type: Apartment

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 eighteen months.