

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

110/99 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$395,000

&

\$434,000

Median sale price

Median price

\$706,000

House

Unit

X

Suburb

Port Melbourne

Period - From

01/01/2018

to

31/12/2018

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	26/174 Esplanade East PORT MELBOURNE 3207	\$440,000	11/11/2018
2	28/33 Johnston St PORT MELBOURNE 3207	\$430,000	04/10/2018
3	306/105 Nott St PORT MELBOURNE 3207	\$425,000	27/11/2018

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.



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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$395,000 - \$434,000

Median Unit Price

Year ending December 2018: \$706,000

Comparable Properties



26/174 Esplanade East PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$440,000

Method: Private Sale

Date: 11/11/2018

Rooms: 2

Property Type: Apartment

Land Size: 1800 sqm approx



28/33 Johnston St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$430,000

Method: Private Sale

Date: 04/10/2018

Rooms: 2

Property Type: Apartment



306/105 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$425,000

Method: Private Sale

Date: 27/11/2018

Rooms: 2

Property Type: Apartment

Land Size: 58 sqm approx