

## 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

321/99 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

|  |           |           |
|--|-----------|-----------|
| 512/54-60 NOTT STREET PORT MELBOURNE VIC 3207  | \$640,000 | 03-Feb-24 |
| 6/333 COVENTRY STREET SOUTH MELBOURNE VIC 3205 | \$665,000 | 11-May-24 |
| 2004/100 LORIMER STREET DOCKLANDS VIC 3008     | \$640,000 | 19-Apr-24 |

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 6 months.~~

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**512/54-60 NOTT STREET PORT  
 MELBOURNE VIC 3207**

Sold Price **\$640,000** Sold Date **03-Feb-24**

2 1 1

Distance **0.19km**



**6/333 COVENTRY STREET SOUTH  
 MELBOURNE VIC 3205**

Sold Price **\$665,000** Sold Date **11-May-24**

2 1 1

Distance **1.61km**



**2004/100 LORIMER STREET  
 DOCKLANDS VIC 3008**

Sold Price **\$640,000** Sold Date **19-Apr-24**

2 1 1

Distance **1.93km**

RS = Recent sale      UN = Undisclosed Sale

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