

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 305/88 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$730,000

Median sale price

Median price \$827,500 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2023 to 31/12/2023 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	315/99 Dow St PORT MELBOURNE 3207	\$750,000	27/12/2023
2	21/181 Bay St PORT MELBOURNE 3207	\$730,500	26/01/2024
3			

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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Cheyne Fox

03 9068 4850

0410 216 156

cheyne@whitefoxrealestate.com.au

Indicative Selling Price

\$730,000

Median Unit Price

December quarter 2023: \$827,500



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties

315/99 Dow St PORT MELBOURNE 3207 (VG) Agent Comments

 2  -  -

Price: \$750,000

Method: Sale

Date: 27/12/2023

Property Type: Subdivided Flat - Single OYO Flat



21/181 Bay St PORT MELBOURNE 3207 (REI) Agent Comments

 2  2  1

Price: \$730,500

Method: Private Sale

Date: 26/01/2024

Property Type: Apartment

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.

Account - Whitefox Real Estate | P: 96459699



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