

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

14/80 DOW STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

55/15 BEACH STREET PORT MELBOURNE VIC 3207	\$1,190,000	14-Jun-24
14/410-416 BAY STREET PORT MELBOURNE VIC 3207	\$1,260,000	03-Sep-24
172 INGLES STREET PORT MELBOURNE VIC 3207	\$1,200,000	23-Sep-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.

This Statement of Information was prepared on: 05 December 2024



Besim Kanacevic

P 96905366

M 0433338757

E besim.kanacevic@belleproperty.com



**55/15 BEACH STREET PORT
MELBOURNE VIC 3207**

3 2 2

Sold Price **\$1,190,000** Sold Date **14-Jun-24**

Distance **0.15km**



**14/410-416 BAY STREET PORT
MELBOURNE VIC 3207**

3 1 2

Sold Price **\$1,260,000** Sold Date **03-Sep-24**

Distance **0.91km**



**172 INGLES STREET PORT
MELBOURNE VIC 3207**

3 3 2

Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **23-Sep-24**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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