

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

203/99 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$350,000 & \$370,000

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	11/52 Moubray St ALBERT PARK 3206	\$432,500	28/02/2024
2	309/99 Dow St PORT MELBOURNE 3207	\$370,000	10/03/2024
3	208/99 Dow St PORT MELBOURNE 3207	\$335,000	12/03/2024

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.~~

This Statement of Information was prepared on:

11/04/2024 09:49



1 bed 1 bath 0 car

Property Type: Apartment

Agent Comments

Comparable Properties



11/52 Moubray St ALBERT PARK 3206 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$432,500

Method: Private Sale

Date: 28/02/2024

Property Type: Apartment



309/99 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$370,000

Method: Private Sale

Date: 10/03/2024

Property Type: Apartment



208/99 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$335,000

Method: Private Sale

Date: 12/03/2024

Property Type: Apartment