## 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	210/99 Dow Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

#### Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$450,000	&	\$490,000
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### Median sale price

Median price	\$755,000	Pro	perty Type Ur	nit		Suburb	Port Melbourne
Period - From	01/07/2019	to	30/09/2019	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	G12/99 Dow St PORT MELBOURNE 3207	\$530,000	31/08/2019
2	G09/88 Dow St PORT MELBOURNE 3207	\$490,000	22/05/2019
3	213/99 Dow St PORT MELBOURNE 3207	\$445,000	06/06/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

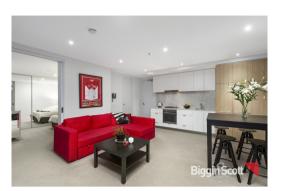
This Statement of Information was prepared on:	12/11/2019 13:41





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Indicative Selling Price \$450,000 - \$490,000 Median Unit Price September quarter 2019: \$755,000





**Property Type:** Apartment Agent Comments

# Comparable Properties



G12/99 Dow St PORT MELBOURNE 3207 (VG)

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Agent Comments

1 bathroom 1 car space

Price: \$530,000 Method: Sale Date: 31/08/2019

Property Type: Flat/Unit/Apartment (Res)



G09/88 Dow St PORT MELBOURNE 3207 (VG)

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**Agent Comments** 

1 bedroom 1 bathroom 1 car space

Price: \$490,000 Method: Sale Date: 22/05/2019

Property Type: Strata Unit/Flat



213/99 Dow St PORT MELBOURNE 3207 (VG)

1

**—** 

Agent Comments

1 bathroom 1 car space

**Price:** \$445,000 **Method:** Sale **Date:** 06/06/2019

Property Type: Strata Unit/Flat

**Account** - Biggin & Scott | P: 8671 3777 | F: 8671 3700



