

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

205/52 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$565,000

Median sale price

Median price

\$840,250

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/01/2021

to

31/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	406/1 Danks St PORT MELBOURNE 3207	\$565,000	04/12/2021
2	707/57 Bay St PORT MELBOURNE 3207	\$565,000	20/10/2021
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

27/01/2022 10:58



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$565,000

Median Unit Price

Year ending December 2021: \$840,250

Comparable Properties



406/1 Danks St PORT MELBOURNE 3207 (VG) Agent Comments

1 Bed 0 Bath 0 Car

Price: \$565,000

Method: Sale

Date: 04/12/2021

Property Type: Subdivided Flat - Single OYO Flat



707/57 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$565,000

Method: Private Sale

Date: 20/10/2021

Property Type: Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.