

# 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

403G/93 Dow Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$520,000

### Median sale price

Median price

\$786,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

13/12/2021

to

12/12/2022

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	G02/52 Dow St PORT MELBOURNE 3207	\$525,000	29/09/2022
2	37/6 Graham St PORT MELBOURNE 3207	\$520,000	14/09/2022
3	214/57 Bay St PORT MELBOURNE 3207	\$500,000	01/07/2022

**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:

13/12/2022 11:40



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$520,000

**Median Unit Price**  
 13/12/2021 - 12/12/2022: \$786,000

## Comparable Properties



**G02/52 Dow St PORT MELBOURNE 3207 (REI)** **Agent Comments**

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**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 29/09/2022  
**Property Type:** Apartment



**37/6 Graham St PORT MELBOURNE 3207 (VG)** **Agent Comments**

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**Price:** \$520,000  
**Method:** Sale  
**Date:** 14/09/2022  
**Property Type:** Subdivided Flat - Single OYO Flat



**214/57 Bay St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

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**Price:** \$500,000  
**Method:** Auction Sale  
**Date:** 01/07/2022  
**Property Type:** Apartment

**Account** - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545