

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

213/99 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$721,500

House

Unit

X

Suburb

Port Melbourne

Period - From 01/01/2019

to

31/03/2019

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	306/38 Nott St PORT MELBOURNE 3207	\$482,000	15/02/2019
2	112/99 Nott St PORT MELBOURNE 3207	\$456,500	07/03/2019
3	110/99 Dow St PORT MELBOURNE 3207	\$435,000	05/04/2019

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.

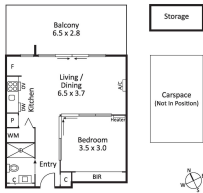


Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



306/38 Nott St PORT MELBOURNE 3207 (VG)

Agent Comments



1 Bathroom 1 Carspace

Price: \$482,000

Method: Sale

Date: 15/02/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



112/99 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



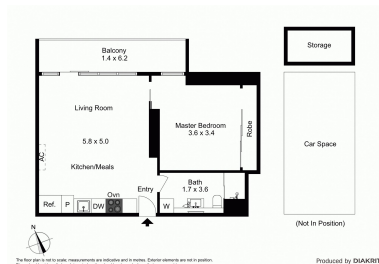
Price: \$456,500

Method: Private Sale

Date: 07/03/2019

Rooms: 2

Property Type: Apartment



110/99 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$435,000

Method: Sold Before Auction

Date: 05/04/2019

Rooms: -

Property Type: Apartment