

Will Jonas 8671 3777 0419 335 519 wjonas@bigginscott.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	213/99 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

Single price \$450,000

#### Median sale price

Median price	\$721,500	Hou	se	Unit	Х		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.

Ad	dress 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.

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





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**Indicative Selling Price** \$450,000 **Median Unit Price** March quarter 2019: \$721,500



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)







Price: \$456,500 Method: Private Sale Date: 07/03/2019 Rooms: 2

Property Type: Apartment

Agent Comments



110/99 Dow St PORT MELBOURNE 3207 (REI) Agent Comments









Method: Sold Before Auction

Date: 05/04/2019

Rooms: -

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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