

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

312/99 DOW STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

302/105 NOTT STREET PORT MELBOURNE VIC 3207	\$457,500	18-Jun-23
101/41 NOTT STREET PORT MELBOURNE VIC 3207	\$460,000	18-Aug-23

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 6 months.

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302/105 NOTT STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **\$457,500** Sold Date **18-Jun-23**

Distance **0.26km**



101/41 NOTT STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price ^{RS} **\$460,000** Sold Date **18-Aug-23**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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