

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



174 DOW STREET, PORT MELBOURNE,

2 1 -

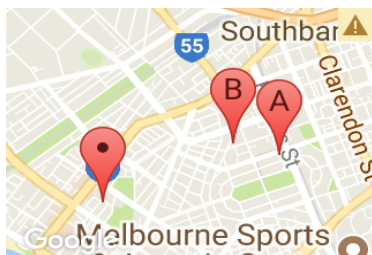
Indicative Selling Price

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

Price Range: \$1,000,000 to \$1,100,000

Provided by: Matt Fisher, Hockingstuart Albert Park

MEDIAN SALE PRICE



PORT MELBOURNE, VIC, 3207

Suburb Median Sale Price (House)

\$1,445,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



303 PARK ST, SOUTH MELBOURNE, VIC 3205

2 1 -

Sale Price

***\$1,137,000**

Sale Date: 02/09/2017

Distance from Property: 1.2km



95 NELSON RD, SOUTH MELBOURNE, VIC

2 1 -

Sale Price

\$980,000

Sale Date: 16/06/2017

Distance from Property: 953m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

174 DOW STREET, PORT MELBOURNE, VIC 3207

Indicative selling price

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Price Range:

\$1,000,000 to \$1,100,000

Median sale price

Median price

\$1,445,000

House

X

Unit

Suburb

PORT MELBOURNE

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
303 PARK ST, SOUTH MELBOURNE, VIC 3205	*\$1,137,000	02/09/2017
95 NELSON RD, SOUTH MELBOURNE, VIC 3205	\$980,000	16/06/2017