Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

305/52 Dow Street, Port Melbourne Vic 3207
3

Indicative selling price

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

Single price \$470,000

Median sale price

Median price	\$757,500	Pro	perty Type Ur	it		Suburb	Port Melbourne
Period - From	01/07/2023	to	30/06/2024	Sc	urce	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

	aress of comparable property	1 1100	Date of Sale
1	106/52 Dow St PORT MELBOURNE 3207	\$440,000	17/06/2024
2	20/174 Esplanade East PORT MELBOURNE 3207	\$470,000	03/06/2024
3	503/99 Nott St PORT MELBOURNE 3207	\$470,000	22/05/2024

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:	15/08/2024 09:38



Date of sale





Property Type: Apartment **Agent Comments**

Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$470,000 **Median Unit Price** Year ending June 2024: \$757,500

Comparable Properties



106/52 Dow St PORT MELBOURNE 3207 (VG)

Agent Comments

Price: \$440.000 Method: Sale Date: 17/06/2024

Property Type: Subdivided Flat - Single OYO

Flat



20/174 Esplanade East PORT MELBOURNE

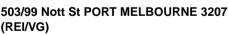
3207 (VG)

Price: \$470,000 Method: Sale Date: 03/06/2024

Property Type: Subdivided Flat - Single OYO

Flat

Agent Comments



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Price: \$470,000 Method: Private Sale Date: 22/05/2024 Property Type: Unit

Agent Comments

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



