

# 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 305/52 Dow Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$470,000

### Median sale price

Median price \$757,500 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2023 to 30/06/2024 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	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

305/52 Dow Street, Port Melbourne Vic 3207

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**Property Type:** Apartment  
**Agent Comments**

**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](#)

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**Price:** \$440,000  
**Method:** Sale  
**Date:** 17/06/2024  
**Property Type:** Subdivided Flat - Single OYO Flat



**20/174 Esplanade East PORT MELBOURNE 3207 (VG)** [Agent Comments](#)

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**Price:** \$470,000  
**Method:** Sale  
**Date:** 03/06/2024  
**Property Type:** Subdivided Flat - Single OYO Flat



**503/99 Nott St PORT MELBOURNE 3207 (REI/VG)** [Agent Comments](#)

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

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



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