

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

321/99 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

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

512/54-60 NOTT STREET PORT MELBOURNE VIC 3207

\$640,000

03-Feb-24

6/333 COVENTRY STREET SOUTH MELBOURNE VIC 3205

\$665,000

11-May-24

2004/100 LORIMER STREET DOCKLANDS VIC 3008

\$640,000

19-Apr-24

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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512/54-60 NOTT STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price **\$640,000** Sold Date **03-Feb-24**

Distance **0.19km**



6/333 COVENTRY STREET SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price **\$665,000** Sold Date **11-May-24**

Distance **1.61km**



2004/100 LORIMER STREET DOCKLANDS VIC 3008

2 1 1

Sold Price **\$640,000** Sold Date **19-Apr-24**

Distance **1.93km**

RS = Recent sale UN = Undisclosed Sale

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