

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 101/91 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 \$450,000

### Median sale price

Median price \$718,000 House Unit X Suburb Port Melbourne

Period - From 01/01/2017 to 31/12/2017 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	G06/15 Pickles St PORT MELBOURNE 3207	\$460,500	02/02/2018
2	411/99 Nott St PORT MELBOURNE 3207	\$467,390	06/11/2017
3	216/54 Nott St PORT MELBOURNE 3207	\$435,000	09/09/2017

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.



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  1

**Rooms:** 3  
**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$450,000  
**Median Unit Price**  
 Year ending December 2017: \$718,000

## Comparable Properties



**G06/15 Pickles St PORT MELBOURNE 3207 (REI)** [Agent Comments](#)

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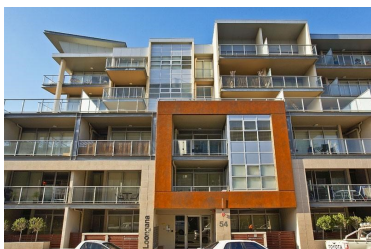
**Price:** \$460,500  
**Method:** Pre-Auction  
**Sale Date:** 02/02/2018  
**Rooms:** 3  
**Property Type:** Apartment



**411/99 Nott St PORT MELBOURNE 3207 (REI)** [Agent Comments](#)

 1  
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**Price:** \$467,390  
**Method:** Private  
**Sale Date:** 06/11/2017  
**Rooms:** 3  
**Property Type:** Apartment



**216/54 Nott St PORT MELBOURNE 3207 (REI)** [Agent Comments](#)

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**Price:** \$435,000  
**Method:** Private  
**Sale Date:** 09/09/2017  
**Rooms:** 3  
**Property Type:** Apartment