

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	101/91 Dow Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

# Indicative selling price

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

Single price \$450,000

### Median sale price

Median price	\$718,000	Hou	se	Unit	Х		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.

**Account** - Cayzer | P: 03 9646 0812





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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# **CAYZER**





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)

**-**1

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** 

**Agent Comments** 

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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

Account - Cayzer | P: 03 9646 0812





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