

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 209/91 Dow Street, Port Melbourne Vic 3207
Including suburb or locality and postcode

Indicative selling price

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

Single price \$455,000

Median sale price

Median price \$712,500 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2020 to 30/06/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	201A/86 Bay St PORT MELBOURNE 3207	\$465,000	28/07/2020
2	207/91 Dow St PORT MELBOURNE 3207	\$447,000	24/04/2020
3	110/91 Dow St PORT MELBOURNE 3207	\$435,000	17/04/2020

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/10/2020 13:23



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Rooms: 3
Property Type: Apartment
Land Size: 49 sqm approx
Agent Comments

Indicative Selling Price
\$455,000
Median Unit Price
June quarter 2020: \$712,500

Comparable Properties



201A/86 Bay St PORT MELBOURNE 3207 (REI) **Agent Comments**

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Price: \$465,000
Method: Private Sale
Date: 28/07/2020
Property Type: Apartment



207/91 Dow St PORT MELBOURNE 3207 (REI) **Agent Comments**

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Price: \$447,000
Method: Private Sale
Date: 24/04/2020
Property Type: Apartment



110/91 Dow St PORT MELBOURNE 3207 (REI) **Agent Comments**

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Price: \$435,000
Method: Private Sale
Date: 17/04/2020
Property Type: Flat/Unit/Apartment (Res)