

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 707G/93 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$875,000

Median sale price

Median price \$721,500 House Unit Suburb Port Melbourne

Period - From 01/01/2019 to 31/03/2019 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	6/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,010,000	02/03/2019
2	107 Esplanade East PORT MELBOURNE 3207	\$930,000	16/02/2019
3	306/187 Graham St PORT MELBOURNE 3207	\$865,000	21/12/2018

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.



 2
  2
  2

Rooms: 4

Property Type: Apartment

Land Size: 94 sqm approx

Agent Comments

Indicative Selling Price

\$875,000

Median Unit Price

March quarter 2019: \$721,500

Comparable Properties

6/97-101 Cruikshank St PORT MELBOURNE 3207 (REI) Agent Comments

 2
  2
  2

Price: \$1,010,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Apartment

107 Esplanade East PORT MELBOURNE 3207 (REI) Agent Comments

 2
  1
  2

Price: \$930,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: Apartment

306/187 Graham St PORT MELBOURNE 3207 (REI) Agent Comments

 2
  2
  1

Price: \$865,000

Method: Private Sale

Date: 21/12/2018

Rooms: 4

Property Type: Apartment

