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	117/99 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between $580,000 & $610,000

Median sale price

Median price $819,000 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2022 to 31/03/2022 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	118/99 Nott St PORT MELBOURNE 3207	$615,000	23/02/2022
2	117/99 Nott St PORT MELBOURNE 3207	$607,000	12/03/2022
3	217/99 Dow St PORT MELBOURNE 3207	$580,000	07/05/2022

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.~~

This Statement of Information was prepared on: 08/07/2022 16:19

117/99 Dow Street, Port Melbourne Vic 3207



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$580,000 - $610,000
Median Unit Price
March quarter 2022: $819,000

Comparable Properties



118/99 Nott St PORT MELBOURNE 3207 (REI/VG)

2 1 1

Price: $615,000
Method: Sold Before Auction
Date: 23/02/2022
Property Type: Apartment

Agent Comments



117/99 Nott St PORT MELBOURNE 3207 (VG)

2 - -

Price: $607,000
Method: Sale
Date: 12/03/2022
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



217/99 Dow St PORT MELBOURNE 3207 (REI/VG)

2 1 1

Price: $580,000
Method: Auction Sale
Date: 07/05/2022
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700

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