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	206/50-52 Dow Street Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Apr 2020	to	31 Mar 2021	Source	Corelogic

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 6 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
406/101 Bay Street Port Melbourne VIC 3207	$900,000	08-Apr-21
105/111 Nott Street Port Melbourne VIC 3207	$845,000	17-Nov-20

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 6 months.

This Statement of Information was prepared on: 15 April 2021

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Will Wood
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406/101 Bay Street Port Melbourne VIC 3207

2 2 2

Sold Price RS **$900,000** Sold Date **08-Apr-21**

Distance **0.29km**



105/111 Nott Street Port Melbourne VIC 3207

2 2 1

Sold Price **$845,000** Sold Date **17-Nov-20**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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