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	414/99 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	$820,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$702,500	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Jun 2020	to	31 May 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
503/115 Nott Street Port Melbourne VIC 3207	$855,000	21-Apr-21
3/66 Montague Street South Melbourne VIC 3205	$820,000	21-Apr-21

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.~~

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Besim Kanacevic
P 96905366
M 0433338757
E besim.kanacevic@belleproperty.com



406/101 Bay Street Port Melbourne VIC 3207

2 2 2

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

Distance 0.16km



503/115 Nott Street Port Melbourne VIC 3207

2 2 1

Sold Price RS $855,000 Sold Date 21-Apr-21

Distance 0.26km



3/66 Montague Street South Melbourne VIC 3205

2 2 1

Sold Price RS $820,000 Sold Date 21-Apr-21

Distance 1.48km

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

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