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	402G/93 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	$490,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$795,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Feb 2021	to	31 Jan 2022	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
203A/86 Bay Street Port Melbourne VIC 3207	$500,000	10-Feb-22
106G/93 Dow Street Port Melbourne VIC 3207	$513,000	16-Jan-22
204/232-242 Rouse Street Port Melbourne VIC 3207	$517,000	19-Feb-22

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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203A/86 Bay Street Port Melbourne VIC 3207

1 1 1

Sold Price RS $500,000 Sold Date 10-Feb-22

Distance -



106G/93 Dow Street Port Melbourne VIC 3207

1 1 2

Sold Price RS $513,000 UN Sold Date 16-Jan-22

Distance -



204/232-242 Rouse Street Port Melbourne VIC 3207

1 1 1

Sold Price RS $517,000 Sold Date 19-Feb-22

Distance 0.26km

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

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