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	101/88 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	$599,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Jun 2021	to	31 May 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
217/99 DOW STREET PORT MELBOURNE VIC 3207	$580,000	07-May-22
804/101 BAY STREET PORT MELBOURNE VIC 3207	$600,000	11-Apr-22
117/99 NOTT STREET PORT MELBOURNE VIC 3207	$607,000	12-Mar-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.~~

This Statement of Information was prepared on: 15 June 2022

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217/99 DOW STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price **$580,000** Sold Date **07-May-22**

Distance **0.07km**



804/101 BAY STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price **$600,000** Sold Date **11-Apr-22**

Distance **0.23km**



117/99 NOTT STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price **$607,000** Sold Date **12-Mar-22**

Distance **-**

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

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