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	111/99 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	$575,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$735,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Mar 2022	to	28 Feb 2023	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.

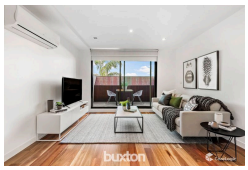
Address of comparable property	Price	Date of sale
208/88 DOW STREET PORT MELBOURNE VIC 3207	$585,000	27-Sep-22
503/77 NOTT STREET PORT MELBOURNE VIC 3207	$560,000	02-Nov-22
213/52 NOTT STREET PORT MELBOURNE VIC 3207	$617,500	03-Oct-22

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: 06 March 2023

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208/88 DOW STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **$585,000** Sold Date **27-Sep-22**

Distance **0.07km**



503/77 NOTT STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **$560,000** Sold Date **02-Nov-22**

Distance **0.27km**



213/52 NOTT STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **$617,500** Sold Date **03-Oct-22**

Distance **0.19km**

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

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