STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

105/91 Dow Street, Port Melbourne, VIC 3207

Indicative selling price

Single Price or Range between

$420,000

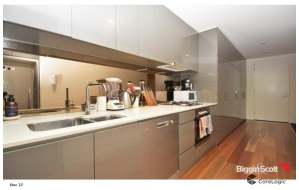
For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median Price	Property Type	Suburb
$700,000	Unit	PORT MELBOURNE
Period From	**Period To**	**Source**
23/04/2019	23/10/2019	Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



86-88 DOW STREET
PORT MELBOURNE

1 1 1

Price $420,000
Date of Sale 05/09/2019
Land 1179 sqm



501/101 BAY STREET
PORT MELBOURNE

1 1 1

Price $440,000
Date of Sale 16/07/2019
Land 0 sqm



104/91 DOW STREET
PORT MELBOURNE

1 1 1

Price $417,500
Date of Sale 19/06/2019
Land 9628 sqm

Prepared 23/10/2019