# 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

113F/91 Dow Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$440,000		&		\$460,000					
Median sale p	rice									
Median price	\$865,000	Pro	operty Type	Unit			Suburb	Port Melbourne		
Period - From	01/01/2021	to	31/03/2021		So	urce	REIV			

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	209/91 Dow St PORT MELBOURNE 3207	\$440,000	30/11/2020
2	F203/91 Dow St PORT MELBOURNE 3207	\$445,000	12/03/2021
3	213/91 Dow St PORT MELBOURNE 3207	\$450,000	10/12/2020

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 six months.

This Statement of Information was prepared on:

22/04/2021 10:02









**Property Type:** Agent Comments

**Indicative Selling Price** \$440,000 - \$460,000 **Median Unit Price** March guarter 2021: \$865,000

# **Comparable Properties**



209/91 Dow St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$440,000 Method: Private Sale Date: 30/11/2020 Property Type: Apartment



F203/91 Dow St PORT MELBOURNE 3207 (REI)



Price: \$445,000 Method: Private Sale Date: 12/03/2021 Property Type: Apartment



213/91 Dow St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$450,000 Method: Sold Before Auction Date: 10/12/2020 Property Type: Apartment

Account - Cayzer | P: 03 9646 0812





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments