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

415/99 Dow Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$810,000		&		\$860,000			
Median sale p	rice							
Median price	\$835,500	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	01/01/2020	to	31/03/2020		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	2/241 Rouse St, Port Melbourne, Vic 3207, Australia	\$911,500	15/04/2020
2	13/85 Rouse St PORT MELBOURNE 3207	\$885,000	21/02/2020
3	G3/174 Esplanade East PORT MELBOURNE 3207	\$860,000	14/03/2020

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:

02/07/2020 16:44









Rooms: 3 Property Type: Apartment Land Size: 70 sqm approx Agent Comments Indicative Selling Price \$810,000 - \$860,000 Median Unit Price March quarter 2020: \$835,500

Comparable Properties

2/241 Rouse St, Port Melbourne, Vic 3207, Agent Comments Australia (REI)



Price: \$911,500 Method: Date: 15/04/2020 Property Type: Apartment



13/85 Rouse St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$885,000 Method: Private Sale Date: 21/02/2020 Property Type: Apartment



G3/174 Esplanade East PORT MELBOURNE Agent Comments 3207 (REI)

1 2 **1 1**

Price: \$860,000 Method: Auction Sale Date: 14/03/2020 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.