

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	707G/93 Dow Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$875,000

#### Median sale price

Median price	\$721,500	Hou	se	Unit	Х		Suburb	Port Melbourne
Period - From	01/01/2019	to	31/03/2019		Source	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.

#### Address of comparable property

	are on the same property		2000 01 0010
1	6/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,010,000	02/03/2019
2	107 Esplanade East PORT MELBOURNE 3207	\$930,000	16/02/2019
3	306/187 Graham St PORT MELBOURNE 3207	\$865,000	21/12/2018

#### 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.

**Account** - Cayzer | P: 03 9646 0812





Price

Date of sale

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Rooms: 4

**Property Type:** Apartment **Land Size:** 94 sqm approx

Agent Comments

Indicative Selling Price \$875,000 Median Unit Price March guarter 2019: \$721,500

# Comparable Properties

6/97-101 Cruikshank St PORT MELBOURNE

3207 (REI)

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**—** 2



**₽** 2

**Price:** \$1,010,000 **Method:** Auction Sale **Date:** 02/03/2019

Rooms: -

Property Type: Apartment

107 Esplanade East PORT MELBOURNE 3207 Agent Comments

(REI)

**-**2





**Price:** \$930,000 **Method:** Auction Sale **Date:** 16/02/2019

Rooms: -

Property Type: Apartment

306/187 Graham St PORT MELBOURNE 3207

(REI)

**–** 2





**Price:** \$865,000 **Method:** Private Sale **Date:** 21/12/2018

Rooms: 4

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.

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**Agent Comments** 

Agent Comments