

## 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

101/50 DOW STREET PORT MELBOURNE VIC 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

21/181 BAY STREET PORT MELBOURNE VIC 3207	\$730,500	07-Feb-24
606/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207	\$747,000	15-Oct-23
305/88 DOW STREET PORT MELBOURNE VIC 3207	\$715,000	19-Mar-24

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: 11 April 2024

Team 477

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## 21/181 BAY STREET PORT MELBOURNE VIC 3207

 2  2  1

Sold Price

<sup>RS</sup>

**\$730,500**

Sold Date

**07-Feb-24**

Distance

**0.46km**



## 606/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207

 2  2  1

Sold Price

**\$747,000**

Sold Date

**15-Oct-23**

Distance

**2.06km**



## 305/88 DOW STREET PORT MELBOURNE VIC 3207

 2  2  1

Sold Price

<sup>RS</sup>

**\$715,000**

Sold Date

**19-Mar-24**

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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