

## 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

309/99 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

\$415,000

&

\$435,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Flats

Suburb

Port Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

205/99 DOW STREET PORT MELBOURNE VIC 3207	\$460,000	10-Nov-23
403/19-25 NOTT STREET PORT MELBOURNE VIC 3207	\$410,000	13-Oct-23
224/70 NOTT STREET PORT MELBOURNE VIC 3207	\$425,000	10-Oct-23

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: 23 January 2024

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**205/99 DOW STREET PORT  
 MELBOURNE VIC 3207**

1 1 1

Sold Price **\$460,000** Sold Date **10-Nov-23**

Distance **0.02km**



**403/19-25 NOTT STREET PORT  
 MELBOURNE VIC 3207**

2 1 -

Sold Price **\$410,000** Sold Date **13-Oct-23**

Distance **0.36km**



**224/70 NOTT STREET PORT  
 MELBOURNE VIC 3207**

1 1 1

Sold Price **\$425,000** Sold Date **10-Oct-23**

Distance **0.16km**

RS = Recent sale      UN = Undisclosed Sale

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