

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

168 Dow Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$3,500,000

&

\$3,800,000

Median sale price

Median price

\$1,650,000

House

X

Unit

Suburb

Port Melbourne

Period - From

01/04/2017

to

30/06/2017

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	Price	Date of sale
1	173 Nelson Rd SOUTH MELBOURNE 3205	\$3,825,000	12/08/2017
2	222 Esplanade West PORT MELBOURNE 3207	\$3,775,000	02/09/2017
3	70 Herbert St MIDDLE PARK 3206	\$3,500,000	19/08/2017

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.~~

168 Dow Street, Port Melbourne Vic 3207



Rooms:
Property Type:
Agent Comments

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Indicative Selling Price
\$3,500,000 - \$3,800,000
Median House Price
June quarter 2017: \$1,650,000

Comparable Properties



173 Nelson Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$3,825,000
Method: Sold Before Auction
Date: 12/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 280 sqm approx



222 Esplanade West PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$3,775,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 6
Property Type: House (Res)
Land Size: 232 sqm approx



70 Herbert St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$3,500,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 296 sqm approx