

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

236/70 NOTT STREET PORT MELBOURNE VIC 3207

Indicative selling price

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

Single Price

or range
between

\$425,000

&

\$467,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

208/105 NOTT STREET PORT MELBOURNE VIC 3207	\$435,000	17-Apr-23
302/105 NOTT STREET PORT MELBOURNE VIC 3207	\$457,500	18-Jun-23
213/99 NOTT STREET PORT MELBOURNE VIC 3207	\$455,000	20-Apr-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: 11 September 2023



Melissa Abela
 M 0405264150
 E melabela._@hotmail.com



**208/105 NOTT STREET PORT
 MELBOURNE VIC 3207**

1 1 1

Sold Price **\$435,000** Sold Date **17-Apr-23**

Distance **0.1km**



**302/105 NOTT STREET PORT
 MELBOURNE VIC 3207**

1 1 1

Sold Price **\$457,500** Sold Date **18-Jun-23**

Distance **0.1km**



**213/99 NOTT STREET PORT
 MELBOURNE VIC 3207**

1 1 1

Sold Price **\$455,000** Sold Date **20-Apr-23**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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