

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 401/38 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,650,000 & \$1,815,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Port Melbourne

Period - From 13/08/2020 to 12/08/2021 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	39/8 Graham St PORT MELBOURNE 3207	\$1,820,000	11/05/2021
2	404/71 Rouse St PORT MELBOURNE 3207	\$1,750,000	29/06/2021
3	403/88 Beach St PORT MELBOURNE 3207	\$1,680,000	26/06/2021

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.~~

This Statement of Information was prepared on: 13/08/2021 14:39



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,815,000

Median Unit Price
13/08/2020 - 12/08/2021: \$725,000

Comparable Properties



39/8 Graham St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

3 2 2

Price: \$1,820,000
Method: Sold Before Auction
Date: 11/05/2021
Property Type: Apartment



404/71 Rouse St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

3 2 2

Price: \$1,750,000
Method: Private Sale
Date: 29/06/2021
Property Type: Apartment



403/88 Beach St PORT MELBOURNE 3207
(REI)

Agent Comments

3 2 2

Price: \$1,680,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Unit

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545