

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

102/115 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

102/14 WOODRUFF STREET PORT MELBOURNE VIC 3207	\$822,000	31-May-23
4/48 ESPLANADE WEST PORT MELBOURNE VIC 3207	\$870,000	29-Mar-23
412/101 BAY STREET PORT MELBOURNE VIC 3207	\$880,000	25-Mar-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: 03 July 2023



**102/14 WOODRUFF STREET PORT
MELBOURNE VIC 3207**

2 2 1

Sold Price ^{RS} **\$822,000** ^{UN} Sold Date **31-May-23**

Distance **1.26km**



**4/48 ESPLANADE WEST PORT
MELBOURNE VIC 3207**

2 1 1

Sold Price **\$870,000** Sold Date **29-Mar-23**

Distance **0.41km**



**412/101 BAY STREET PORT
MELBOURNE VIC 3207**

2 2 2

Sold Price **\$880,000** Sold Date **25-Mar-23**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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