

## 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

202/41 NOTT 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

\$445,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jun 2021

to

31 May 2022

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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| G03/99 DOW STREET PORT MELBOURNE VIC 3207        | \$475,000 | 04-Dec-21 |
| 707/55 BAY STREET PORT MELBOURNE VIC 3207        | \$480,000 | 26-Mar-22 |
| 309/232-242 ROUSE STREET PORT MELBOURNE VIC 3207 | \$460,000 | 24-May-22 |

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: 21 June 2022


**G03/99 DOW STREET PORT  
MELBOURNE VIC 3207**
 1
  1
  1

Sold Price

**\$475,000**

Sold Date

**04-Dec-21**

Distance

**0.32km**

**707/55 BAY STREET PORT  
MELBOURNE VIC 3207**
 1
  1
  1

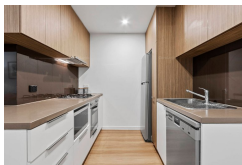
Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**26-Mar-22**

Distance

**0.15km**

**309/232-242 ROUSE STREET PORT  
MELBOURNE VIC 3207**
 1
  1
  1

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**24-May-22**

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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