

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

G01/41 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/10/2019

to

31/12/2019

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	406/19-25 Nott St PORT MELBOURNE 3207	\$645,000	05/12/2019
2	108/38 Nott St PORT MELBOURNE 3207	\$640,000	03/12/2019
3	204/25 Pickles St PORT MELBOURNE 3207	\$580,000	22/10/2019

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:

02/03/2020 13:02



Property Type:
Agent Comments

Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

December quarter 2019: \$740,000

Comparable Properties



406/19-25 Nott St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$645,000

Method: Sale

Date: 05/12/2019

Property Type: Strata Unit/Flat



108/38 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 03/12/2019

Property Type: Apartment

204/25 Pickles St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$580,000

Method: Sale

Date: 22/10/2019

Property Type: Strata Unit/Flat