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

503/99 Nott Street, Port Melbourne Vic 3207

Indicative selling price

	e 11 1 1		
For the meaning	ot this price see	consumer.vic.gov.au/	underauotina
i or the meaning		00115011101.010.900.00/	anaciquoting

Single price \$470,000

Median sale price

Median price	\$730,500	Pro	operty Type Unit	:	Suburb	Port Melbourne
Period - From	01/01/2024	to	31/03/2024	Sour	ce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	203/232-242 Rouse St PORT MELBOURNE 3207	\$503,000	05/12/2023
2			
3			

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:

29/04/2024 11:39



BigginScott





Property Type: Apartment Agent Comments Indicative Selling Price \$470,000 Median Unit Price March quarter 2024: \$730,500

Comparable Properties



203/232-242 Rouse St PORT MELBOURNE 3207 (REI)



Price: \$503,000 Method: Private Sale Date: 05/12/2023 Property Type: Apartment Agent Comments

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.

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700





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