

# 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

508/54 Nott Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$595,000

### Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/04/2022

to

31/03/2023

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 | 614/101 Bay St PORT MELBOURNE 3207 | \$595,000 | 27/02/2023   |
| 2 | 205/38 Nott St PORT MELBOURNE 3207 | \$600,000 | 27/04/2023   |
| 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:

15/05/2023 10:20

508/54 Nott Street, Port Melbourne Vic 3207



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**Property Type:** Apartment  
**Agent Comments**

Jon Kett  
03 9646 4444  
0415 853 564  
jkett@chisholmgamon.com.au

**Indicative Selling Price**  
\$595,000

**Median Unit Price**  
Year ending March 2023: \$740,000

## Comparable Properties

**614/101 Bay St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

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**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 27/02/2023  
**Property Type:** Apartment



**205/38 Nott St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

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**Price:** \$600,000  
**Method:** Sold Before Auction  
**Date:** 27/04/2023  
**Property Type:** Apartment

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** - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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