

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

605/54-60 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

235/70 NOTT STREET PORT MELBOURNE VIC 3207	\$630,000	18-Nov-24
118/70 NOTT STREET PORT MELBOURNE VIC 3207	\$587,000	04-Dec-24
209/1 DANKS STREET WEST PORT MELBOURNE VIC 3207	\$615,500	19-Oct-24

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: 12 February 2025

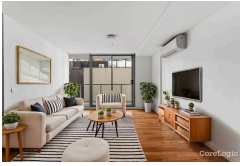


Besim Kanacevic

P 96905366

M 0433338757

E besim.kanacevic@belleproperty.com



**235/70 NOTT STREET PORT
MELBOURNE VIC 3207**

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Sold Price **\$630,000** Sold Date **18-Nov-24**

Distance **0.06km**



**118/70 NOTT STREET PORT
MELBOURNE VIC 3207**

2 1 -

Sold Price **\$587,000** Sold Date **04-Dec-24**

Distance **0.06km**



**209/1 DANKS STREET WEST PORT
MELBOURNE VIC 3207**

2 1 1

Sold Price **\$615,500** Sold Date **19-Oct-24**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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