

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

503/115 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$702,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/10/2020

to

31/12/2020

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	105/111 Nott St PORT MELBOURNE 3207	\$845,000	17/11/2020
2	17/181 Bay St PORT MELBOURNE 3207	\$831,000	12/12/2020
3	504/274 Coventry St SOUTH MELBOURNE 3205	\$830,000	28/11/2020

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:

16/03/2021 10:32



Property Type:
Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

December quarter 2020: \$702,000

Comparable Properties



105/111 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$845,000
Method: Private Sale
Date: 17/11/2020
Property Type: Apartment



17/181 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$831,000
Method: Auction Sale
Date: 12/12/2020
Rooms: 3
Property Type: Apartment

504/274 Coventry St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$830,000
Method: Auction Sale
Date: 28/11/2020
Property Type: Apartment