

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

301/19-25 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$752,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

22/11/2020

to

21/11/2021

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	11/85 Rouse St PORT MELBOURNE 3207	\$1,300,000	21/09/2021
2	11/4 Seisman PI PORT MELBOURNE 3207	\$1,287,500	23/09/2021
3	102/90 Beach St PORT MELBOURNE 3207	\$1,280,000	12/06/2021

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:

22/11/2021 09:22

301/19-25 Nott Street, Port Melbourne Vic 3207

Bob Zaia
0421 010 023
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 2  2  1

Property Type: Apartment
Land Size: 135 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000

Median Unit Price
22/11/2020 - 21/11/2021: \$752,500

Comparable Properties



11/85 Rouse St PORT MELBOURNE 3207 (REI) **Agent Comments**

 2  2  1

Price: \$1,300,000
Method: Private Sale
Date: 21/09/2021
Property Type: Apartment



11/4 Seisman PI PORT MELBOURNE 3207 (REI) **Agent Comments**

 3  2  2

Price: \$1,287,500
Method: Auction Sale
Date: 23/09/2021
Property Type: Apartment



102/90 Beach St PORT MELBOURNE 3207 (VG) **Agent Comments**

 2  -  -

Price: \$1,280,000
Method: Sale
Date: 12/06/2021
Property Type: Subdivided Flat - Single OYO Flat

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



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