

# 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

138 Nott Street, Port Melbourne Vic 3207

### Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

### Median sale price

Median price \$1,772,500

Property Type House

Suburb Port Melbourne

Period - From 01/04/2021

to

30/06/2021

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	188 Station St PORT MELBOURNE 3207	\$1,225,000	26/06/2021
2	47 Alfred St PORT MELBOURNE 3207	\$1,150,000	15/07/2021
3	269 Esplanade East PORT MELBOURNE 3207	\$1,040,000	20/05/2021

**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:

30/08/2021 11:40



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**Property Type:** House

**Land Size:** 144 sqm approx

**Agent Comments**

## Comparable Properties



**188 Station St PORT MELBOURNE 3207 (REI)** **Agent Comments**

2 1 -

**Price:** \$1,225,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** House (Res)

**Land Size:** 118 sqm approx



**47 Alfred St PORT MELBOURNE 3207 (REI/VG)** **Agent Comments**

2 1 -

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 15/07/2021

**Property Type:** House

**Land Size:** 127 sqm approx



**269 Esplanade East PORT MELBOURNE 3207 (REI/VG)** **Agent Comments**

2 1 -

**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 20/05/2021

**Property Type:** House (Res)

**Land Size:** 71 sqm approx