

## 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

406/19-25 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) (\*Delete single price or range as applicable)

Single Price

\$645,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Oct 2018

to

30 Sep 2019

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

|   |           |           |
|---|-----------|-----------|
| 103/25 Pickles Street Port Melbourne VIC 3207   | \$620,000 | 22-Jun-19 |
| 105/15 Pickles Street Port Melbourne VIC 3207   | \$660,000 | 30-Aug-19 |
| 316/1 Danks Street West Port Melbourne VIC 3207 | \$640,000 | 01-Jul-19 |

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: 05 October 2019



**103/25 Pickles Street Port Melbourne VIC 3207**

2 1 2

Sold Price **\$620,000** Sold Date **22-Jun-19**

Distance **0.62km**



**105/15 Pickles Street Port Melbourne VIC 3207**

2 1 1

Sold Price **\$660,000** Sold Date **30-Aug-19**

Distance **0.62km**



**316/1 Danks Street West Port Melbourne VIC 3207**

2 1 1

Sold Price **\$640,000** Sold Date **01-Jul-19**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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