

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

207/41 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Port Melbourne

Period - From 09/11/2022 to 08/11/2023 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	214/232-242 Rouse St PORT MELBOURNE 3207	\$429,000	12/09/2023
2	116/232-242 Rouse St PORT MELBOURNE 3207	\$425,000	02/06/2023
3	403/19-25 Nott St PORT MELBOURNE 3207	\$410,000	13/10/2023

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:

09/11/2023 13:38



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Property Type: Apartment
Land Size: 62 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$430,000
Median Unit Price
09/11/2022 - 08/11/2023: \$710,000

Comparable Properties



214/232-242 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$429,000
Method: Private Sale
Date: 12/09/2023
Property Type: Apartment



116/232-242 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$425,000
Method: Private Sale
Date: 02/06/2023
Property Type: Apartment



403/19-25 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$410,000
Method: Private Sale
Date: 13/10/2023
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951