

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

105/38 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$465,000

&

\$510,000

Median sale price

Median price \$870,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/04/2022

to 30/06/2022

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	402G/93 Dow St PORT MELBOURNE 3207	\$505,000	10/03/2022
2	214/57 Bay St PORT MELBOURNE 3207	\$500,000	01/07/2022
3	203A/86 Bay St PORT MELBOURNE 3207	\$500,000	10/02/2022

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:

27/07/2022 13:36



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$465,000 - \$510,000

Median Unit Price

June quarter 2022: \$870,000

Comparable Properties



402G/93 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$505,000

Method: Private Sale

Date: 10/03/2022

Property Type: Apartment



214/57 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

1 1 1

Price: \$500,000

Method: Auction Sale

Date: 01/07/2022

Property Type: Apartment



203A/86 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$500,000

Method: Private Sale

Date: 10/02/2022

Property Type: Apartment