

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

D203/52 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$570,000

&

\$600,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/04/2021

to

31/03/2022

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	411/54 Nott St PORT MELBOURNE 3207	\$650,000	25/02/2022
2	208/99 Nott St PORT MELBOURNE 3207	\$625,000	14/05/2022
3	118/99 Nott St PORT MELBOURNE 3207	\$615,000	23/02/2022

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:

20/06/2022 12:00

Peter Zervas

9068 4850

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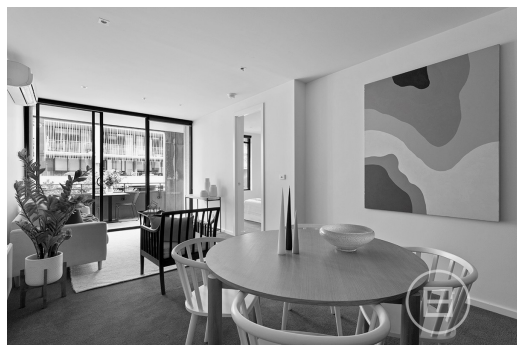
peterz@whitefoxrealestate.com.au

Indicative Selling Price

\$570,000 - \$600,000

Median Unit Price

Year ending March 2022: \$850,000

**Property Type:**

Agent Comments

Comparable Properties

**411/54 Nott St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

**Price:** \$650,000**Method:** Sold Before Auction**Date:** 25/02/2022**Property Type:** Apartment**208/99 Nott St PORT MELBOURNE 3207 (REI)**

Agent Comments

**Price:** \$625,000**Method:** Auction Sale**Date:** 14/05/2022**Property Type:** Apartment**118/99 Nott St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

**Price:** \$615,000**Method:** Sold Before Auction**Date:** 23/02/2022**Property Type:** Apartment