

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

219/99 NOTT STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

309/54-60 NOTT STREET PORT MELBOURNE VIC 3207	\$562,000	19-Jun-24
203/19 PICKLES STREET PORT MELBOURNE VIC 3207	\$565,000	27-Aug-24

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: 04 September 2024

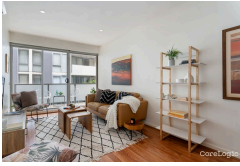


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**309/54-60 NOTT STREET PORT
MELBOURNE VIC 3207**

2 1 1

Sold Price ^{RS} **\$562,000** ^{UN} Sold Date **19-Jun-24**

Distance **0.06km**



**203/19 PICKLES STREET PORT
MELBOURNE VIC 3207**

2 1 1

Sold Price ^{RS} **\$565,000** Sold Date **27-Aug-24**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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