

# 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

232 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)

Range between \$1,400,000

&

\$1,480,000

### Median sale price

Median price \$1,805,000

Property Type House

Suburb Port Melbourne

Period - From 01/07/2020

to 30/06/2021

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	55 McCormack St PORT MELBOURNE 3207	\$1,595,000	19/06/2021
2	42 Nelson St PORT MELBOURNE 3207	\$1,440,000	09/06/2021
3	199 Heath St PORT MELBOURNE 3207	\$1,525,000	10/04/2021

**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:

02/08/2021 10:36

232 Nott Street, Port Melbourne Vic 3207



3 2 1

**Property Type:** House  
**Land Size:** Approx. 192 sqm approx  
**Agent Comments**

Jon Kett  
03 9646 4444  
0415 853 564  
jkett@chisholmgamon.com.au

**Indicative Selling Price**  
\$1,400,000 - \$1,480,000  
**Median House Price**  
Year ending June 2021: \$1,805,000

## Comparable Properties



**55 McCormack St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,595,000  
**Method:** Auction Sale  
**Date:** 19/06/2021  
**Property Type:** Townhouse (Res)



**42 Nelson St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,440,000  
**Method:** Sold Before Auction  
**Date:** 09/06/2021  
**Property Type:** House (Res)



**199 Heath St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$1,525,000  
**Method:** Auction Sale  
**Date:** 10/04/2021  
**Property Type:** House (Res)  
**Land Size:** 111 sqm approx

**Account** - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311