

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

118/70 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 \$763,750 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2023 to 30/09/2024 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	509/55 Bay St PORT MELBOURNE 3207	\$610,000	04/09/2024
2	209/1 Danks St PORT MELBOURNE 3207	\$615,500	19/10/2024
3	321/99 Dow St PORT MELBOURNE 3207	\$665,000	05/09/2024

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:

14/11/2024 18:57



🛏️ 2 🚿 1 🚗 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$570,000 - \$600,000
Median Unit Price
Year ending September 2024: \$763,750

Comparable Properties



509/55 Bay St PORT MELBOURNE 3207 (VG)

Agent Comments

🛏️ 1 🚿 - 🚗 -

Price: \$610,000
Method: Sale
Date: 04/09/2024
Property Type: Subdivided Flat - Single OYO Flat



209/1 Danks St PORT MELBOURNE 3207 (REI)

Agent Comments

🛏️ 2 🚿 1 🚗 1

Price: \$615,500
Method: Private Sale
Date: 19/10/2024
Property Type: Apartment
Land Size: 78 sqm approx



321/99 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

🛏️ 2 🚿 2 🚗 1

Price: \$665,000
Method: Private Sale
Date: 05/09/2024
Property Type: Apartment