### 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

208/115 Nott Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$500,000		&		\$550,000					
Median sale p	rice									
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Port Melbourne		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	406/57 Bay St PORT MELBOURNE 3207	\$525,000	04/02/2025
2	109/115 Nott St PORT MELBOURNE 3207	\$535,000	13/08/2024
3	205/52 Nott St PORT MELBOURNE 3207	\$550,000	19/09/2024

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:

24/04/2025 16:51



# **BigginScott**

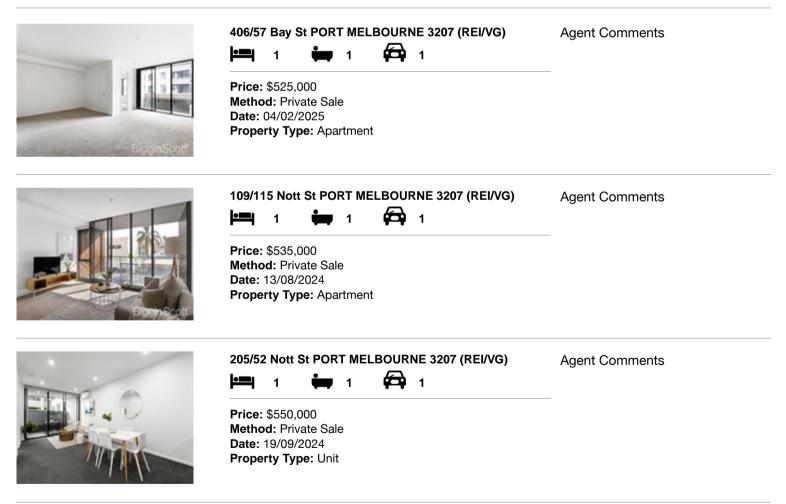




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price March quarter 2025: \$710,000

## **Comparable Properties**



#### Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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