

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

G3/99 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$714,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

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

115/99 NOTT STREET PORT MELBOURNE VIC 3207	\$555,000	31-Aug-23
410/54-60 NOTT STREET PORT MELBOURNE VIC 3207	\$625,000	25-Oct-23
409/55 BAY STREET PORT MELBOURNE VIC 3207	\$560,000	25-Jul-23

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: 15 December 2023



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**115/99 NOTT STREET PORT
MELBOURNE VIC 3207**

2 1 1

Sold Price **\$555,000** Sold Date **31-Aug-23**

Distance **0.02km**



**410/54-60 NOTT STREET PORT
MELBOURNE VIC 3207**

2 1 -

Sold Price **\$625,000** Sold Date **25-Oct-23**

Distance **0.07km**



**409/55 BAY STREET PORT
MELBOURNE VIC 3207**

2 1 -

Sold Price **\$560,000** Sold Date **25-Jul-23**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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