

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

307/41 Nott Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$699,000

Median sale price

Median price

\$865,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/01/2021

to

31/03/2021

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	204/57 Bay St PORT MELBOURNE 3207	\$702,000	15/12/2020
2	56/1 Graham St PORT MELBOURNE 3207	\$682,000	05/12/2020
3	209/55 Bay St PORT MELBOURNE 3207	\$735,000	04/12/2020

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:

25/05/2021 12:35



Property Type: Apartment

Agent Comments

Comparable Properties



**204/57 Bay St PORT MELBOURNE 3207
(REI/VG)**

Agent Comments



Price: \$702,000

Method: Sold Before Auction

Date: 15/12/2020

Property Type: Apartment



**56/1 Graham St PORT MELBOURNE 3207
(REI/VG)**

Agent Comments



Price: \$682,000

Method: Auction Sale

Date: 05/12/2020

Property Type: Apartment



**209/55 Bay St PORT MELBOURNE 3207
(REI/VG)**

Agent Comments



Price: \$735,000

Method: Sold Before Auction

Date: 04/12/2020

Property Type: Apartment