

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

101/41 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$729,750

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Apr 2022

to

31 Mar 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

107/49 BEACH STREET PORT MELBOURNE VIC 3207	\$690,000	27-Jan-23
G02/77 NOTT STREET PORT MELBOURNE VIC 3207	\$552,000	09-Nov-22
708/55 BAY STREET PORT MELBOURNE VIC 3207	\$525,000	06-Jan-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: 24 April 2023



**107/49 BEACH STREET PORT
MELBOURNE VIC 3207**

 1  1  1

Sold Price **\$690,000** Sold Date **27-Jan-23**

Distance **0.11km**



**G02/77 NOTT STREET PORT
MELBOURNE VIC 3207**

 1  1  1

Sold Price **\$552,000** Sold Date **09-Nov-22**

Distance **0.11km**



**708/55 BAY STREET PORT
MELBOURNE VIC 3207**

 1  1  1

Sold Price **\$525,000** Sold Date **06-Jan-23**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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