Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Propert	y offered	for sale
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Address	409/52 Nott Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Single price \$600,000

Median sale price

Median price	\$748,000	Pro	pperty Type Uni	t		Suburb	Port Melbourne
Period - From	01/07/2023	to	30/09/2023	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	215/1 Danks St PORT MELBOURNE 3207	\$625,000	07/10/2023
2	410/54 Nott St PORT MELBOURNE 3207	\$625,000	25/10/2023
3			

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:	30/11/2023 12:35



Date of sale



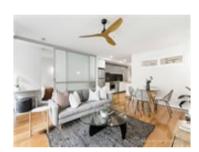


Property Type: Apartment Agent Comments

Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$600,000 Median Unit Price September quarter 2023: \$748,000

Comparable Properties



215/1 Danks St PORT MELBOURNE 3207 (REI/VG)

(REI/VG)

1

6

Price: \$625,000 **Method:** Auction Sale **Date:** 07/10/2023

Property Type: Apartment

Agent Comments

Agent Comments



410/54 Nott St PORT MELBOURNE 3207 (REI)

Price: \$625,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: Apartment

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.

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



