

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 304/77 Nott Street, Port Melbourne, VIC 3207

Indicative selling price

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

Single Price \$549,990

Median sale price

Median price \$757,500 Property Type House Suburb Port Melbourne (3207)

Period - From 03/10/2023 to 03/10/2024 Source realestate.com.au

Comparable property sales

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
206/77 NOTT STREET, PORT MELBOURNE VIC 3207	\$535,000	26/11/2024
407/54 NOTT STREET, PORT MELBOURNE VIC 3207	\$560,000	06/09/2024
118/70 NOTT STREET, PORT MELBOURNE VIC 3207	\$587,000	04/12/2024

This Statement of Information was prepared on: 13/01/2025