

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

219/70 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$499,000 & \$515,000

Median sale price

Median price \$662,500 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2023 to 31/03/2023 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	2505/89 Gladstone St SOUTH MELBOURNE 3205	\$527,000	10/02/2023
2	708/55 Bay St PORT MELBOURNE 3207	\$525,000	06/01/2023
3	313/54 Nott St PORT MELBOURNE 3207	\$515,000	03/05/2023

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:

04/07/2023 13:22



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$499,000 - \$515,000

Median Unit Price

March quarter 2023: \$662,500

Comparable Properties

**2505/89 Gladstone St SOUTH MELBOURNE
3205 (VG)**

Agent Comments

2 - -

Price: \$527,000

Method: Sale

Date: 10/02/2023

Property Type: Subdivided Flat - Single OYO
Flat



708/55 Bay St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$525,000

Method: Sale

Date: 06/01/2023

Property Type: Subdivided Flat - Single OYO
Flat



313/54 Nott St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$515,000

Method: Sale

Date: 03/05/2023

Property Type: Subdivided Flat - Single OYO
Flat