

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

502/99 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$742,600 Property Type Unit Suburb Port Melbourne

Period - From 23/12/2023 to 22/12/2024 Source Property Data

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	219/99 Nott St PORT MELBOURNE 3207	\$575,000	17/09/2024
2	201/99 Nott St PORT MELBOURNE 3207	\$585,000	28/10/2024
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: 23/12/2024 17:48



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$560,000 - \$600,000
Median Unit Price
23/12/2023 - 22/12/2024: \$742,600

Comparable Properties



219/99 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 2

Price: \$575,000
Method: Private Sale
Date: 17/09/2024
Property Type: Apartment



201/99 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$585,000
Method: Private Sale
Date: 28/10/2024
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.