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	17/33 Johnston 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	$585,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Jul 2020	to	30 Jun 2021	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
221/70 Nott Street Port Melbourne VIC 3207	$565,000	19-Jan-21
321/70 Nott Street Port Melbourne VIC 3207	$550,000	01-Mar-21
104/54-60 Nott Street Port Melbourne VIC 3207	$586,000	27-Mar-21

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: 09 July 2021

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221/70 Nott Street Port Melbourne VIC 3207

2 1 1

Sold Price **$565,000** Sold Date **19-Jan-21**

Distance **0.47km**



321/70 Nott Street Port Melbourne VIC 3207

2 1 1

Sold Price **$550,000** Sold Date **01-Mar-21**

Distance **0.47km**



104/54-60 Nott Street Port Melbourne VIC 3207

2 1 1

Sold Price **$586,000** Sold Date **27-Mar-21**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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