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<br>Including suburb and postcode | 201/111 Nott 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 | $869,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $764,000 | Property type | Unit | Suburb | Port Melbourne |
| Period-from | 01 Dec 2020 | to | 30 Nov 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 |
|---|---|---|
| 804G/93 Dow Street Port Melbourne VIC 3207 | $800,000 | 30-Aug-21 |
| 401/166 Rouse Street Port Melbourne VIC 3207 | $853,000 | 23-Oct-21 |
| 4/200 Bay Street Port Melbourne VIC 3207 | $764,000 | 16-Jun-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: 14 December 2021

Besim Kanacevic
P 96905366
M 0433338757
E besim.kanacevic@belleproperty.com



**804G/93 Dow Street Port Melbourne VIC 3207**

2 2 1

Sold Price **$800,000** Sold Date **30-Aug-21**

Distance **0.22km**



**401/166 Rouse Street Port Melbourne VIC 3207**

2 2 2

Sold Price RS **$853,000** Sold Date **23-Oct-21**

Distance **0.11km**



**4/200 Bay Street Port Melbourne VIC 3207**

2 2 1

Sold Price **$764,000** Sold Date **16-Jun-21**

Distance **0.32km**

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

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