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	117/99 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~~		or range between	$600,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$795,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Feb 2021	to	31 Jan 2022	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
118/99 Nott Street Port Melbourne VIC 3207	$615,000	23-Feb-22
408/3 Tarver Street Port Melbourne VIC 3207	$630,000	15-Nov-21
1607/60 Lorimer Street Docklands VIC 3008	$610,000	30-Jan-22

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.~~

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118/99 Nott Street Port Melbourne VIC 3207

2 1 1

Sold Price RS **$615,000** UN Sold Date **23-Feb-22**

Distance **-**



408/3 Tarver Street Port Melbourne VIC 3207

2 1 1

Sold Price **$630,000** Sold Date **15-Nov-21**

Distance **1.75km**



1607/60 Lorimer Street Docklands VIC 3008

2 1 1

Sold Price **$610,000** Sold Date **30-Jan-22**

Distance **1.88km**

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

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