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	5/165 Stokes 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	$400,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$795,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Mar 2021	to	28 Feb 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
124/70 Nott Street Port Melbourne VIC 3207	$407,000	25-Oct-21
14/52 Moubray Street Albert Park VIC 3206	$440,000	27-Nov-21
236/70 Nott Street Port Melbourne VIC 3207	$412,500	30-Sep-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: 02 March 2022

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124/70 Nott Street Port Melbourne VIC 3207

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Sold Price **$407,000** Sold Date **25-Oct-21**

Distance **0.27km**



14/52 Moubray Street Albert Park VIC 3206

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Sold Price **$440,000** Sold Date **27-Nov-21**

Distance **1.22km**



236/70 Nott Street Port Melbourne VIC 3207

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Sold Price **$412,500** Sold Date **30-Sep-21**

Distance **0.27km**

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

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