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	114/99 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	$529,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Sep 2021	to	31 Aug 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
508/99 NOTT STREET PORT MELBOURNE VIC 3207	$497,500	25-Jun-22
101/88 DOW STREET PORT MELBOURNE VIC 3207	$570,000	01-Jul-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.

This Statement of Information was prepared on: 08 September 2022

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508/99 NOTT STREET PORT MELBOURNE VIC 3207

1 1 2

Sold Price RS **$497,500** UN

Sold Date **25-Jun-22**

Distance **0km**



101/88 DOW STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price RS **$570,000**

Sold Date **01-Jul-22**

Distance **0.32km**

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

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