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	412/52 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Nov 2022	to	31 Oct 2023	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
502/52 NOTT STREET PORT MELBOURNE VIC 3207	$709,999	25-Jun-23
509/101 BAY STREET PORT MELBOURNE VIC 3207	$713,000	04-Aug-23
312/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207	$652,000	18-May-23

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: 01 November 2023

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502/52 NOTT STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **$709,999** Sold Date **25-Jun-23**

Distance **0km**



509/101 BAY STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **$713,000** Sold Date **04-Aug-23**

Distance **0.08km**



312/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **$652,000** Sold Date **18-May-23**

Distance **1.83km**

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

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