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	G02/99 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Oct 2022	to	30 Sep 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
505/52 NOTT STREET PORT MELBOURNE VIC 3207	$575,000	10-Aug-23
508/54-60 NOTT STREET PORT MELBOURNE VIC 3207	$576,000	31-May-23
514/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207	$595,000	21-Apr-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: 05 October 2023

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505/52 NOTT STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price RS **$575,000** Sold Date **10-Aug-23**

Distance **0.09km**

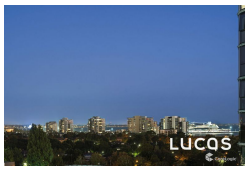


508/54-60 NOTT STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price **$576,000** Sold Date **31-May-23**

Distance **0.07km**



514/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price **$595,000** Sold Date **21-Apr-23**

Distance **1.75km**

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

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