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	G01/38 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	$430,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Aug 2022	to	31 Jul 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
101/38 NOTT STREET PORT MELBOURNE VIC 3207	$480,000	01-Aug-23
101/41 NOTT STREET PORT MELBOURNE VIC 3207	$460,000	18-Aug-23
302/105 NOTT STREET PORT MELBOURNE VIC 3207	$457,500	18-Jun-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: 22 August 2023

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101/38 NOTT STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price RS **$480,000** Sold Date **01-Aug-23**

Distance **0km**



101/41 NOTT STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price RS **$460,000** Sold Date **18-Aug-23**

Distance **0.06km**



302/105 NOTT STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$457,500** Sold Date **18-Jun-23**

Distance **0.17km**

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

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