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	204/41 Nott Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $399,000

Median sale price

Median price $850,000 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2021 to 31/03/2022 Source REIV

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 six 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
1	404/41 Nott St PORT MELBOURNE 3207	$430,000	04/02/2022
2	401/3 Tarver St PORT MELBOURNE 3207	$425,000	10/04/2022
3	8/87 Ross St PORT MELBOURNE 3207	$375,000	10/01/2022

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 six months.~~

This Statement of Information was prepared on: 10/05/2022 10:47

204/41 Nott Street, Port Melbourne Vic 3207

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$399,000
Median Unit Price
Year ending March 2022: $850,000

Comparable Properties



404/41 Nott St PORT MELBOURNE 3207 (REI/VG)

1 1 1

Price: $430,000
Method: Private Sale
Date: 04/02/2022
Property Type: Apartment

Agent Comments

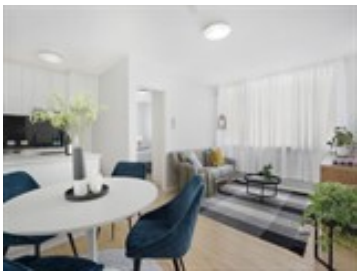


401/3 Tarver St PORT MELBOURNE 3207 (REI)

1 1 1

Price: $425,000
Method: Private Sale
Date: 10/04/2022
Property Type: Apartment

Agent Comments



8/87 Ross St PORT MELBOURNE 3207 (REI/VG)

1 1 1

Price: $375,000
Method: Private Sale
Date: 10/01/2022
Property Type: Apartment

Agent Comments

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