

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

202/105 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

08/04/2020

to

07/04/2021

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	206/232-242 Rouse St PORT MELBOURNE 3207	\$472,500	14/12/2020
2	G04/19 Nott St PORT MELBOURNE 3207	\$465,000	13/12/2020
3	216/54-60 Nott St PORT MELBOURNE 3207	\$450,000	12/12/2020

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:

08/04/2021 13:15



1 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$450,000

Median Unit Price

08/04/2020 - 07/04/2021: \$705,000

Comparable Properties

**206/232-242 Rouse St PORT MELBOURNE
3207 (REI/VG)**

Agent Comments

1 1 1

Price: \$472,500
Method: Private Sale
Date: 14/12/2020
Property Type: Apartment



**G04/19 Nott St PORT MELBOURNE 3207
(REI/VG)**

Agent Comments

1 1 1

Price: \$465,000
Method: Private Sale
Date: 13/12/2020
Property Type: Apartment

**216/54-60 Nott St PORT MELBOURNE 3207
(REI/VG)**

Agent Comments

1 1 1

Price: \$450,000
Method: Private Sale
Date: 12/12/2020
Property Type: Apartment