

# 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 307/41 Nott Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$709,000

### Median sale price

Median price \$702,000 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2020 to 31/12/2020 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	209/55 Bay St PORT MELBOURNE 3207	\$735,000	04/12/2020
2	204/57 Bay St PORT MELBOURNE 3207	\$702,000	15/12/2020
3	56/1 Graham St PORT MELBOURNE 3207	\$682,000	05/12/2020

**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: 20/03/2021 14:23



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**209/55 Bay St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments



**Price:** \$735,000

**Method:** Sold Before Auction

**Date:** 04/12/2020

**Property Type:** Apartment



**204/57 Bay St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments



**Price:** \$702,000

**Method:** Sold Before Auction

**Date:** 15/12/2020

**Property Type:** Apartment



**56/1 Graham St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments



**Price:** \$682,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** Apartment