

## 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

303/19-25 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$733,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jul 2019

to

30 Jun 2020

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

203A/86 Bay Street Port Melbourne VIC 3207	\$460,000	19-Dec-19
207/91 Dow Street Port Melbourne VIC 3207	\$447,000	22-Apr-20
207/99 Dow Street Port Melbourne VIC 3207	\$428,000	22-Feb-20

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: 03 July 2020


**203A/86 Bay Street Port Melbourne VIC 3207**
 1  1  1

**Sold Price \$460,000 Sold Date 19-Dec-19**
**Distance 0.24km**

**207/91 Dow Street Port Melbourne VIC 3207**
 1  1  1

**Sold Price \$447,000 Sold Date 22-Apr-20**
**Distance 0.32km**

**207/99 Dow Street Port Melbourne VIC 3207**
 1  1  1

**Sold Price \$428,000 Sold Date 22-Feb-20**
**Distance 0.36km**
**RS = Recent sale**
**UN = Undisclosed Sale**

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