Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	92A Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between	\$1,950,000	&	\$2,100,000

Median sale price

Median price	\$1,915,000	Pro	perty Type	łouse		Suburb	Port Melbourne
Period - From	01/04/2023	to	30/06/2023	9	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

		1 1100	Date of Sale
1	5 Barkly Av PORT MELBOURNE 3207	\$2,050,000	26/09/2023
2	7 Bridge St PORT MELBOURNE 3207	\$2,020,000	21/06/2023
3	279 Ross St PORT MELBOURNE 3207	\$1,955,000	15/04/2023

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:	12/10/2023 14:06



Date of sale







Property Type: House **Agent Comments**

Indicative Selling Price \$1,950,000 - \$2,100,000 **Median House Price** June guarter 2023: \$1,915,000

Comparable Properties



5 Barkly Av PORT MELBOURNE 3207 (REI)

Price: \$2,050,000 Method: Private Sale Date: 26/09/2023 Property Type: House **Agent Comments**



7 Bridge St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$2,020,000

Method: Private Sale Date: 21/06/2023 Property Type: House Land Size: 144 sqm approx



279 Ross St PORT MELBOURNE 3207

(REI/VG)

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Price: \$1,955,000 Method: Auction Sale Date: 15/04/2023

Property Type: House (Res) Land Size: 212 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393





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