

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 397 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,375,000

Median sale price

Median price \$1,655,000

Property Type House

Suburb Port Melbourne

Period - From 01/01/2022

to 31/12/2022

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	257 Esplanade East PORT MELBOURNE 3207	\$1,315,000	17/11/2022
2	25 Raglan St PORT MELBOURNE 3207	\$1,250,000	26/10/2022
3			

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:

25/03/2023 14:39



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,375,000

Median House Price

Year ending December 2022: \$1,655,000

Comparable Properties



257 Esplanade East PORT MELBOURNE 3207 (REI) Agent Comments

3 1 1

Price: \$1,315,000

Method: Sold Before Auction

Date: 17/11/2022

Property Type: House (Res)

Land Size: 180 sqm approx



25 Raglan St PORT MELBOURNE 3207 (REI) Agent Comments

2 1 -

Price: \$1,250,000

Method: Private Sale

Date: 26/10/2022

Property Type: House

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.

Account - Marshall White | P: 03 9822 9999