

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

201/99 NOTT STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

201/54-60 NOTT STREET PORT MELBOURNE VIC 3207	600000	11-Feb-24
6/33 JOHNSTON STREET PORT MELBOURNE VIC 3207	620000	02-Jun-24
512/54-60 NOTT STREET PORT MELBOURNE VIC 3207	640000	03-Feb-24

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: 17 June 2024

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**201/54-60 NOTT STREET PORT
 MELBOURNE VIC 3207**

2 1 1

Sold Price **600000** Sold Date **11-Feb-24**

Distance -



**6/33 JOHNSTON STREET PORT
 MELBOURNE VIC 3207**

2 1 1

Sold Price ^{RS} **620000** Sold Date **02-Jun-24**

Distance -



**512/54-60 NOTT STREET PORT
 MELBOURNE VIC 3207**

- - 1

Sold Price **640000** Sold Date **03-Feb-24**

Distance -

RS = Recent sale UN = Undisclosed Sale

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