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

220 Nott Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,652,500	Pro	operty Type	Hou	se		Suburb	Port Melbourne
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	137 Albert St PORT MELBOURNE 3207	\$1,525,000	18/04/2023
2	194 Clark St PORT MELBOURNE 3207	\$1,600,000	30/05/2023
3	192 Liardet St PORT MELBOURNE 3207	\$1,780,000	30/04/2023

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:

16/08/2023 15:09

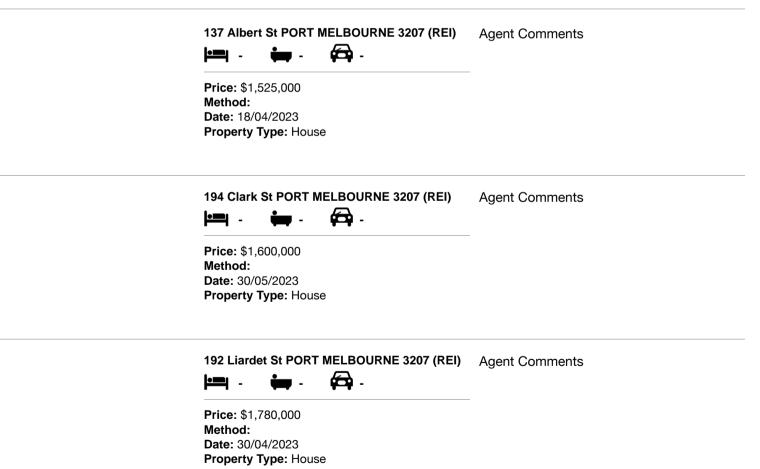






Property Type: Divorce/Estate/Family Transfers Land Size: 95 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending June 2023: \$1,652,500

Comparable Properties



Account - Marshall White | P: 03 9822 9999

propertydata



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