

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

309/54-60 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

or range
between

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Apr 2023

to

31 Mar 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 | \$600,000 | 11-Feb-24 |
| 307/166 ROUSE STREET PORT MELBOURNE VIC 3207 | \$677,000 | 01-Mar-24 |
| 33/3 SEISMAN PLACE PORT MELBOURNE VIC 3207 | \$626,000 | 11-Jan-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: 02 April 2024

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

2 1 1

Sold Price **\$600,000** Sold Date **11-Feb-24**

Distance **0km**

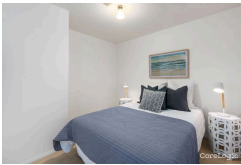


**307/166 ROUSE STREET PORT
 MELBOURNE VIC 3207**

2 1 1

Sold Price ^{RS} **\$677,000** Sold Date **01-Mar-24**

Distance **0.03km**



**33/3 SEISMAN PLACE PORT
 MELBOURNE VIC 3207**

2 1 1

Sold Price **\$626,000** Sold Date **11-Jan-24**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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