

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

317 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,578,000 Property Type House Suburb Port Melbourne

Period - From 01/07/2023 to 30/09/2023 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	92a Nott St PORT MELBOURNE 3207	\$2,260,000	28/10/2023
2	98 Nott St PORT MELBOURNE 3207	\$2,250,000	24/05/2023
3	9 Legon St PORT MELBOURNE 3207	\$1,920,000	21/10/2023

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:

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Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
September quarter 2023: \$1,578,000



Property Type:
Agent Comments

Comparable Properties



92a Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$2,260,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)



98 Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$2,250,000
Method: Private Sale
Date: 24/05/2023
Property Type: House (Res)
Land Size: 115 sqm approx



9 Legon St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,920,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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