Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 401/41 Nott Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$725,000	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	30/10/2022	to	29/10/2023		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	113/99 Nott St PORT MELBOURNE 3207	\$460,000	11/10/2023
2	G01/38 Nott St PORT MELBOURNE 3207	\$440,000	22/09/2023
3	403/19-25 Nott St PORT MELBOURNE 3207	\$410,000	13/10/2023

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:

30/10/2023 13:07









Property Type: Apartment Agent Comments

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** 30/10/2022 - 29/10/2023: \$725.000

Comparable Properties



113/99 Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$460,000 Method: Private Sale Date: 11/10/2023 Property Type: Apartment



G01/38 Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$440,000 Method: Private Sale Date: 22/09/2023 Property Type: Apartment



403/19-25 Nott St PORT MELBOURNE 3207 (REI) **6** 1

Agent Comments

Price: \$410,000 Method: Private Sale Date: 13/10/2023 Property Type: Apartment

1

Account - Cayzer | P: 03 9699 5999



propertydata

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