

## 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

402/99 NOTT STREET PORT MELBOURNE VIC 3207

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

115/99 NOTT STREET PORT MELBOURNE VIC 3207	\$555,000	31-Aug-23
204/222-224 ROUSE STREET PORT MELBOURNE VIC 3207	\$575,000	29-May-23
413/54-60 NOTT STREET PORT MELBOURNE VIC 3207	\$565,000	07-Aug-23

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: 27 September 2023



**115/99 NOTT STREET PORT  
MELBOURNE VIC 3207**

2 1 1

Sold Price <sup>RS</sup> **\$555,000** <sup>UN</sup> Sold Date **31-Aug-23**

Distance **0km**



**204/222-224 ROUSE STREET PORT  
MELBOURNE VIC 3207**

2 2 1

Sold Price **\$575,000** Sold Date **29-May-23**

Distance **0.06km**



**413/54-60 NOTT STREET PORT  
MELBOURNE VIC 3207**

2 1 1

Sold Price <sup>RS</sup> **\$565,000** <sup>UN</sup> Sold Date **07-Aug-23**

Distance **0.08km**

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

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