

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 410/54 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$785,000 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2023 to 30/06/2023 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	506/166 Rouse St PORT MELBOURNE 3207	\$615,000	20/07/2023
2	313/166 Rouse St PORT MELBOURNE 3207	\$640,000	10/05/2023
3	103/25 Pickles St PORT MELBOURNE 3207	\$655,000	03/07/2023

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: 25/09/2023 10:52

410/54 Nott Street, Port Melbourne Vic 3207

Jon Kett
03 9646 4444
0415 853 564
jkett@chisholmgamon.com.au



 2  1  1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$590,000 - \$620,000
Median Unit Price
June quarter 2023: \$785,000

Comparable Properties



506/166 Rouse St PORT MELBOURNE 3207 **Agent Comments**
(REI/VG)

 1  1  1

Price: \$615,000
Method: Private Sale
Date: 20/07/2023
Property Type: Apartment



313/166 Rouse St PORT MELBOURNE 3207 **Agent Comments**
(REI/VG)

 2  1  1

Price: \$640,000
Method: Private Sale
Date: 10/05/2023
Property Type: Unit



103/25 Pickles St PORT MELBOURNE 3207 **Agent Comments**
(REI/VG)

 2  1  2

Price: \$655,000
Method: Sold Before Auction
Date: 03/07/2023
Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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