

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

229/70 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$865,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/01/2021

to 31/03/2021

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	308/99 Nott St PORT MELBOURNE 3207	\$465,000	16/11/2020
2	G04/19 Nott St PORT MELBOURNE 3207	\$465,000	13/12/2020
3	216/54-60 Nott St PORT MELBOURNE 3207	\$450,000	12/12/2020

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:

27/04/2021 16:51



Property Type:
Agent Comments

Indicative Selling Price
\$450,000
Median Unit Price
March quarter 2021: \$865,000

Comparable Properties



308/99 Nott St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 16/11/2020
Property Type: Apartment



G04/19 Nott St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 13/12/2020
Property Type: Apartment

216/54-60 Nott St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 12/12/2020
Property Type: Apartment