

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

202/41 NOTT STREET PORT MELBOURNE VIC 3207

Indicative selling price

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

Single Price

or range
between

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 May 2021

to

30 Apr 2022

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

707/55 BAY STREET PORT MELBOURNE VIC 3207	\$480,000	26-Mar-22
G03/99 DOW STREET PORT MELBOURNE VIC 3207	\$475,000	04-Dec-21
G13/99 DOW STREET PORT MELBOURNE VIC 3207	\$489,000	27-Feb-22

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: 13 May 2022

**707/55 BAY STREET PORT
MELBOURNE VIC 3207**

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Sold Price

RS

\$480,000

Sold Date

26-Mar-22

Distance

0.15km**G03/99 DOW STREET PORT
MELBOURNE VIC 3207**

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Sold Price

\$475,000

Sold Date

04-Dec-21

Distance

0.32km**G13/99 DOW STREET PORT
MELBOURNE VIC 3207**

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Sold Price

RS

\$489,000

Sold Date

27-Feb-22

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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