

STATEMENT OF INFORMATION



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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

6/74 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

\$840,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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

6/36 PHILIPSON STREET ALBERT PARK VIC 3206	\$925,000	07-Aug-24
11/201 GRAHAM STREET PORT MELBOURNE VIC 3207	\$955,000	11-May-24

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: 28 August 2024



**6/36 PHILIPSON STREET ALBERT
PARK VIC 3206**

 2  1  -

Sold Price ^{RS} **\$925,000** ^{UN} Sold Date **07-Aug-24**

Distance **1.25km**



**11/201 GRAHAM STREET PORT
MELBOURNE VIC 3207**

 2  1  1

Sold Price **\$955,000** Sold Date **11-May-24**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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