

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

401/41 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$827,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/10/2023

to

31/12/2023

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	113/99 Nott St PORT MELBOURNE 3207	\$460,000	11/10/2023
2	G01/38 Nott St PORT MELBOURNE 3207	\$440,000	22/09/2023
3	403/19-25 Nott St PORT MELBOURNE 3207	\$410,000	13/10/2023

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:

08/02/2024 16:41



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$425,000

Median Unit Price
December quarter 2023: \$827,500

Comparable Properties



113/99 Nott St PORT MELBOURNE 3207 (REI) **Agent Comments**

1 1 1

Price: \$460,000
Method: Private Sale
Date: 11/10/2023
Property Type: Apartment



G01/38 Nott St PORT MELBOURNE 3207 (REI) **Agent Comments**

1 1 1

Price: \$440,000
Method: Private Sale
Date: 22/09/2023
Property Type: Apartment



403/19-25 Nott St PORT MELBOURNE 3207 (REI) **Agent Comments**

1 1 1

Price: \$410,000
Method: Private Sale
Date: 13/10/2023
Property Type: Apartment

Account - Cayzer | P: 03 9646 0812