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	314/99 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	$500,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Jan 2023	to	31 Dec 2023	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.

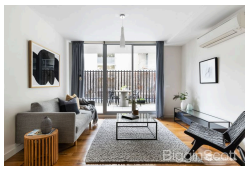
Address of comparable property	Price	Date of sale
113/101 BAY STREET PORT MELBOURNE VIC 3207	$540,000	21-Jul-23
516/101 BAY STREET PORT MELBOURNE VIC 3207	$540,000	23-Jul-23
116/70 NOTT STREET PORT MELBOURNE VIC 3207	$545,000	28-Nov-23

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: 16 January 2024

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113/101 BAY STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price **$540,000** Sold Date **21-Jul-23**

Distance **0.1km**



516/101 BAY STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price Sold Date **23-Jul-23**

Distance **0.1km**



116/70 NOTT STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price RS **$545,000** Sold Date **28-Nov-23**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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