

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 510/52 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Port Melbourne

Period - From 13/07/2021 to 12/07/2022 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	204/232-242 Rouse St PORT MELBOURNE 3207	\$517,000	19/02/2022
2	106G/93 Dow St PORT MELBOURNE 3207	\$513,000	15/01/2022
3	402G/93 Dow St PORT MELBOURNE 3207	\$505,000	10/03/2022

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: 13/07/2022 09:22



Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$495,000

Median Unit Price
 13/07/2021 - 12/07/2022: \$800,000

Comparable Properties



204/232-242 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$517,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Unit



106G/93 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$513,000
Method: Private Sale
Date: 15/01/2022
Property Type: Unit



402G/93 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 10/03/2022
Property Type: Apartment

Account - Cayzer | P: 03 9646 0812