

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

153A Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$1,577,500 Property Type House Suburb Port Melbourne

Period - From 01/04/2020 to 30/06/2020 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	13/97 Cruikshank St PORT MELBOURNE 3207	\$1,320,000	24/06/2020
2	1 Bruford Rd PORT MELBOURNE 3207	\$1,320,000	07/03/2020
3			

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: 31/07/2020 12:17



Property Type: Townhouse

Agent Comments

Comparable Properties



13/97 Cruikshank St PORT MELBOURNE 3207 Agent Comments
(REI)

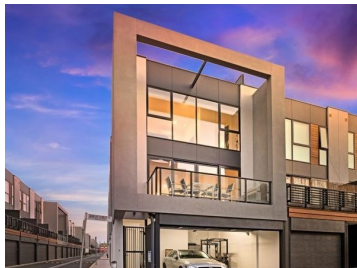


Price: \$1,320,000

Method: Private Sale

Date: 24/06/2020

Property Type: Townhouse (Single)



1 Bruford Rd PORT MELBOURNE 3207 Agent Comments
(REI/VG)



Price: \$1,320,000

Method: Auction Sale

Date: 07/03/2020

Property Type: Townhouse (Res)

Land Size: 89 sqm approx

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.