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

304/99 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$640,000

Median sale price

Median price	\$706,000	Hou	ISE	Unit	х		Suburb	Port Melbourne
Period - From	01/01/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	22/334 Princes St PORT MELBOURNE 3207	\$661,000	17/11/2018
2	306/19-25 Nott St PORT MELBOURNE 3207	\$650,000	06/12/2018
3	502/166 Rouse St PORT MELBOURNE 3207	\$622,500	10/11/2018

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.

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Apartment Agent Comments Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$640,000 Median Unit Price Year ending December 2018: \$706,000

Comparable Properties



22/334 Princes St PORT MELBOURNE 3207 (REI/VG)



Price: \$661,000 Method: Auction Sale Date: 17/11/2018 Rooms: 3 Property Type: Apartment Land Size: 1824 sqm approx



306/19-25 Nott St PORT MELBOURNE 3207 (REI/VG)



Price: \$650,000 Method: Private Sale Date: 06/12/2018 Rooms: 3 Property Type: Apartment



502/166 Rouse St PORT MELBOURNE 3207
Agent Comments (REI/VG)

Image: 2

Price: \$622,500 Method: Auction Sale Date: 10/11/2018 Rooms: 4 Property Type: Apartment

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Agent Comments

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