

## 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 505/41 Nott Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$598,000

#### Median sale price

Median price \$667,500 House Unit X Suburb Port Melbourne

Period - From 01/07/2016 to 30/06/2017 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	5.06/19-25 Nott St PORT MELBOURNE 3207	\$660,000	04/04/2017
2	302/19 Pickles St PORT MELBOURNE 3207	\$648,500	21/08/2017
3	409/52 Nott St PORT MELBOURNE 3207	\$580,000	15/05/2017

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.



2 1 1

**Rooms:**  
**Property Type:** Townhouse  
 (Single)  
**Agent Comments**

**Indicative Selling Price**  
 \$598,000  
**Median Unit Price**  
 Year ending June 2017: \$667,500

## Comparable Properties



**5.06/19-25 Nott St PORT MELBOURNE 3207 (REI)** **Agent Comments**

2 1 1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 04/04/2017  
**Rooms:** -  
**Property Type:** Apartment



**302/19 Pickles St PORT MELBOURNE 3207 (REI)** **Agent Comments**

2 1 1

**Price:** \$648,500  
**Method:** Sold Before Auction  
**Date:** 21/08/2017  
**Rooms:** -  
**Property Type:** Apartment



**409/52 Nott St PORT MELBOURNE 3207 (REI)** **Agent Comments**

2 1 1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 15/05/2017  
**Rooms:** 3  
**Property Type:** Apartment