

# 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

104/38 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

\$570,000

### Median sale price

Median price

\$782,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2018

to

30/06/2019

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	20/6 Graham St PORT MELBOURNE 3207	\$600,000	21/09/2019
2	2/80 Dow St PORT MELBOURNE 3207	\$561,000	14/09/2019
3	16/6 Graham St PORT MELBOURNE 3207	\$550,000	12/08/2019

**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:

02/10/2019 16:53

104/38 Nott Street, Port Melbourne Vic 3207

Jon Kett  
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1 bed 1 bath 1 car

**Property Type:** apartment  
**Agent Comments**

**Indicative Selling Price**  
\$570,000  
**Median Unit Price**  
Year ending June 2019: \$782,500

## Comparable Properties

**20/6 Graham St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

1 bed 1 bath 1 car

**Price:** \$600,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** Apartment



**2/80 Dow St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

1 bed 1 bath 1 car

**Price:** \$561,000  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Property Type:** Apartment



**16/6 Graham St PORT MELBOURNE 3207 (VG)** **Agent Comments**

1 bed - bath - car

**Price:** \$550,000  
**Method:** Sale  
**Date:** 12/08/2019  
**Property Type:** Strata Unit/Flat

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



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.