

## 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

107/77 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 \$715,000

## Median sale price

Median price \$765,000

House

Unit

X

Suburb Port Melbourne

Period - From 01/04/2018

to 31/03/2019

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	305C/142 Rouse St PORT MELBOURNE 3207	\$726,000	02/03/2019
2	403/101 Bay St PORT MELBOURNE 3207	\$702,000	01/02/2019
3	12/33 Johnston St PORT MELBOURNE 3207	\$687,000	06/04/2019

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.

107/77 Nott Street, Port Melbourne Vic 3207

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2 2 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$715,000  
**Median Unit Price**  
Year ending March 2019: \$765,000

## Comparable Properties



**305C/142 Rouse St PORT MELBOURNE 3207 (REI)** **Agent Comments**

2 1 1

**Price:** \$726,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** Apartment



**403/101 Bay St PORT MELBOURNE 3207 (REI/VG)** **Agent Comments**

2 2 1

**Price:** \$702,000  
**Method:** Private Sale  
**Date:** 01/02/2019  
**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 4425 sqm approx



**12/33 Johnston St PORT MELBOURNE 3207 (REI)** **Agent Comments**

2 1 1

**Price:** \$687,000  
**Method:** Auction Sale  
**Date:** 06/04/2019  
**Rooms:** -  
**Property Type:** Apartment