

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

112/99 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$455,000

Median sale price

Median price \$706,000

House

Unit

X

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.

	Address of comparable property	Price	Date of sale
1	109/105 Nott St PORT MELBOURNE 3207	\$455,000	09/01/2019
2	109/99 Nott St PORT MELBOURNE 3207	\$445,000	27/11/2018
3	G6/77 Nott St PORT MELBOURNE 3207	\$440,000	03/11/2018

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.

112/99 Nott Street, Port Melbourne Vic 3207

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Indicative Selling Price

\$455,000

Median Unit Price

Year ending December 2018: \$706,000



 1  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



109/105 Nott St PORT MELBOURNE 3207 (REI) **Agent Comments**

 1  1  1

Price: \$455,000

Method: Private Sale

Date: 09/01/2019

Rooms: -

Property Type: Apartment

109/99 Nott St PORT MELBOURNE 3207 (VG) **Agent Comments**

 1  -  -

Price: \$445,000

Method: Sale

Date: 27/11/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

G6/77 Nott St PORT MELBOURNE 3207 (VG) **Agent Comments**

 1  -  -

Price: \$440,000

Method: Sale

Date: 03/11/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)