

## 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 309/77 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 \$460,000

## Median sale price

Median price \$725,000 House Unit X Suburb Port Melbourne

Period - From 01/04/2017 to 31/03/2018 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	G06/15 Pickles St PORT MELBOURNE 3207	\$460,500	30/01/2018
2	507/55 Bay St PORT MELBOURNE 3207	\$440,000	20/02/2018
3	615/54-60 Nott St PORT MELBOURNE 3207	\$430,000	07/03/2018

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.

309/77 Nott Street, Port Melbourne Vic 3207

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

**Indicative Selling Price**  
\$460,000  
**Median Unit Price**  
Year ending March 2018: \$725,000

## Comparable Properties



**G06/15 Pickles St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

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**Price:** \$460,500  
**Method:** Sold Before Auction  
**Date:** 30/01/2018  
**Rooms:** -  
**Property Type:** Apartment



**507/55 Bay St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

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**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 20/02/2018  
**Rooms:** 3  
**Property Type:** Apartment



**615/54-60 Nott St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

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**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 07/03/2018  
**Rooms:** -  
**Property Type:** Apartment