# 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

Single price \$460,000

### Median sale price

Median price	\$725,000	Hou	ISE	Unit	х		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.

Add	dress 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.

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

propertydata

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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.

# 309/77 Nott Street, Port Melbourne Vic 3207





Rooms: Property Type: apartment Agent Comments Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

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

# **Comparable Properties**

G06/15 Pickles St PORT MELBOURNE 3207 (REI) 1 1 1 1 1 1 1 1 Price: \$460,500 Method: Sold Before Auction Date: 30/01/2018 Rooms: - Property Type: Apartment	Agent Comments
507/55 Bay St PORT MELBOURNE 3207 (REI/VG) 1 1 1 1 1 1 1 Price: \$440,000 Method: Private Sale Date: 20/02/2018 Rooms: 3 Property Type: Apartment	Agent Comments
615/54-60 Nott St PORT MELBOURNE 3207 (REI) 1 1 1 1 1 1 1 Price: \$430,000 Method: Private Sale Date: 07/03/2018 Rooms: -	Agent Comments

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

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Property Type: Apartment

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