

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

g15/70 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$390,000 & \$415,000

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	110/99 Dow St PORT MELBOURNE 3207	\$435,000	05/04/2019
2	104/91 Dow St PORT MELBOURNE 3207	\$417,500	19/06/2019
3	101/41 Nott St PORT MELBOURNE 3207	\$375,000	01/06/2019

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: 19/09/2019 12:21



Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$415,000
Median Unit Price
Year ending June 2019: \$782,500

Comparable Properties



110/99 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$435,000
Method: Sold Before Auction
Date: 05/04/2019
Property Type: Apartment

104/91 Dow St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$417,500
Method: Sale
Date: 19/06/2019
Property Type: Serviced Apartment
Land Size: 9633 sqm approx

101/41 Nott St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 01/06/2019
Property Type: Flat/Unit/Apartment (Res)