

# 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

G05/77 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

\$599,000

### Median sale price

Median price

\$733,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/10/2019

to

30/09/2020

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	413/3 Tarver St PORT MELBOURNE 3207	\$617,500	29/08/2020
2	8/109 Ross St PORT MELBOURNE 3207	\$617,000	28/10/2020
3	105/19 Pickles St PORT MELBOURNE 3207	\$600,000	13/10/2020

**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:

26/11/2020 11:11

G05/77 Nott Street, Port Melbourne Vic 3207

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 2     1     1 +  
Storage  
e cage

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$599,000  
**Median Unit Price**  
Year ending September 2020: \$733,500

## Comparable Properties



**413/3 Tarver St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

 2     1     1

**Price:** \$617,500  
**Method:** Private Sale  
**Date:** 29/08/2020  
**Property Type:** Apartment



**8/109 Ross St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

 2     1     1

**Price:** \$617,000  
**Method:** Private Sale  
**Date:** 28/10/2020  
**Property Type:** Apartment



**105/19 Pickles St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

 2     1     1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 13/10/2020  
**Property Type:** Apartment

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



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.