

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

213/99 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$758,000

House

Unit

X

Suburb

Port Melbourne

Period - From 01/07/2017

to

30/09/2017

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	107/99 Dow St PORT MELBOURNE 3207	\$425,000	13/07/2017
2	505/99 Dow St PORT MELBOURNE 3207	\$420,000	19/08/2017
3	401/216 Rouse St PORT MELBOURNE 3207	\$420,000	05/11/2016

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.



1
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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$420,000

Median Unit Price
 September quarter 2017: \$758,000

Comparable Properties

107/99 Dow St PORT MELBOURNE 3207 (REI) **Agent Comments**

1
 1
 1

Price: \$425,000
Method: Sold Before Auction
Date: 13/07/2017
Rooms: -
Property Type: Apartment



505/99 Dow St PORT MELBOURNE 3207 (REI) **Agent Comments**

1
 1
 1

Price: \$420,000
Method: Private Sale
Date: 19/08/2017
Rooms: -
Property Type: Apartment



401/216 Rouse St PORT MELBOURNE 3207 (REI) **Agent Comments**

1
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 1

Price: \$420,000
Method: Auction Sale
Date: 05/11/2016
Rooms: 2
Property Type: Apartment