

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 6/109 Ross Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$718,000 House Unit X Suburb Port Melbourne

Period - From 01/01/2017 to 31/12/2017 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	420/70 Nott St PORT MELBOURNE 3207	\$570,000	02/03/2018
2	4G/99 Nott St PORT MELBOURNE 3207	\$552,500	09/12/2017
3	4/56 Smith St SOUTH MELBOURNE 3205	\$510,000	30/09/2017

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.

6/109 Ross Street, Port Melbourne Vic 3207

Jon Kett
03 9646 4444
0415 853 564
jkett@chisholmgamon.com.au



2 1 1

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending December 2017: \$718,000

Comparable Properties



420/70 Nott St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 1 1

Price: \$570,000
Method: Sold Before Auction
Date: 02/03/2018
Rooms: -
Property Type: Apartment



4G/99 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 1

Price: \$552,500
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: Apartment



4/56 Smith St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

2 1 1

Price: \$510,000
Method: Private Sale
Date: 30/09/2017
Rooms: 3
Property Type: Apartment