# 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	Init 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.

Ado	dress 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.

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

propertydata

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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.

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





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

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



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



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



Price: \$552,500 Method: Auction Sale Date: 09/12/2017

Rooms: -

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



Property Type: Apartment

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

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

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REIV 🗧



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Agent Comments