



Rooms: Property Type: Apartment Agent Comments Glenn Liu 03 9646 4444 0423 222 103 gliu@chisholmgamon.com.au

Indicative Selling Price \$510,000 - \$530,000 Median Unit Price Year ending March 2017: \$655,000

## **Comparable Properties**

505/54 Nott St PORT MELBOURNE 3207 (REI/VG) 2 1 2 1 1 Price: \$545,000 Method: Private Sale Date: 10/04/2017 Rooms: - Property Type: Apartment	Agent Comments
406/99 Nott St PORT MELBOURNE 3207 (REI/VG) Price: \$530,000 Method: Private Sale Date: 25/01/2017 Rooms: 3 Property Type: Apartment	Agent Comments
201/54 Nott St PORT MELBOURNE 3207 (REI/VG) 2 1 2 1 1 1 Price: \$518,000 Method: Sold Before Auction Date: 27/03/2017 Rooms: 4 Property Type: Apartment	Agent Comments

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

propertydata

Generated: 20/06/2017 11:29

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.



### 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

216/99 Nott Street, Port Melbourne Vic 3207

#### Indicative selling price

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

Range betweer	n \$510,000			&	\$530,000	
Median sale p	rice					
Median price	\$655,000		Unit	х	Subur	b Port Melbourne
Period - From	01/04/2016	to	31/03	3/2017	Source RE	IV

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
505/54 Nott St PORT MELBOURNE 3207	\$545,000	10/04/2017
406/99 Nott St PORT MELBOURNE 3207	\$530,000	25/01/2017
201/54 Nott St PORT MELBOURNE 3207	\$518,000	27/03/2017

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

propertydata

#### Generated: 20/06/2017 11:29

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.

