

## 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	504/41 Nott Street, Port Melbourne Vic 3207
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$382,000
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#### Median sale price

Median price	\$710,000	House		Unit	X	Suburb	Port Melbourne
Period - From	01/10/2016	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	427/70 Nott St PORT MELBOURNE 3207	\$437,000	21/07/2017
2	217/232-242 Rouse St PORT MELBOURNE 3207	\$405,000	26/07/2017
3	10/142 Clark St PORT MELBOURNE 3207	\$402,500	17/06/2017

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.



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**Rooms:** 1

**Property Type:** Strata Unit/Flat

**Land Size:** 50 sqm approx

Agent Comments

**Indicative Selling Price**

\$382,000

**Median Unit Price**

Year ending September 2017: \$710,000

## Comparable Properties



**427/70 Nott St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$437,000

**Method:** Private Sale

**Date:** 21/07/2017

**Rooms:** -

**Property Type:** Apartment



**217/232-242 Rouse St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$405,000

**Method:** Private Sale

**Date:** 26/07/2017

**Rooms:** 2

**Property Type:** Apartment



**10/142 Clark St PORT MELBOURNE 3207 (REI)** Agent Comments

1 1 1

**Price:** \$402,500

**Method:** Private Sale

**Date:** 17/06/2017

**Rooms:** 3

**Property Type:** Apartment