

### 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

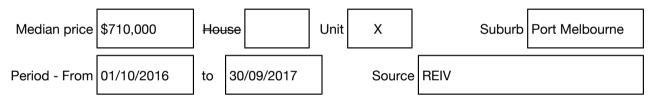
504/41 Nott Street, Port Melbourne Vic 3207

#### Indicative selling price

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

Single price \$382,000

#### Median sale price



#### 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.

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173

propertydata

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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.

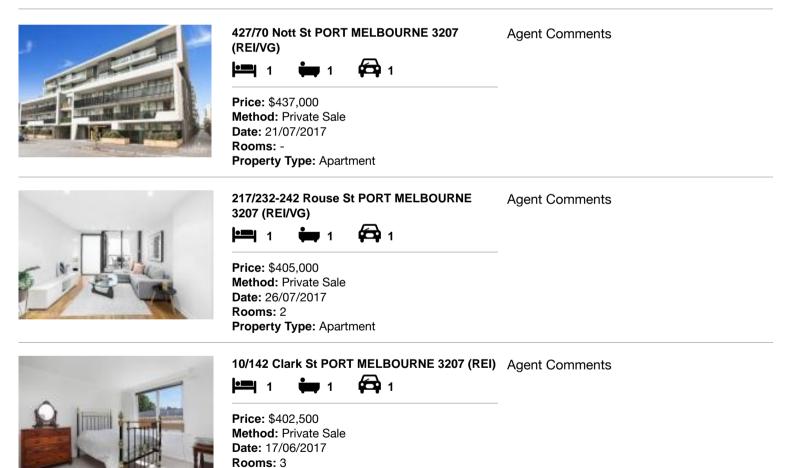






Rooms: 1 Property Type: Strata Unit/Flat Land Size: 50 sqm approx Agent Comments Indicative Selling Price \$382,000 Median Unit Price Year ending September 2017: \$710,000

## **Comparable Properties**



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Property Type: Apartment

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