

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 304/54 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$580,000

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	406/115 Nott St PORT MELBOURNE 3207	\$600,000	08/11/2017
2	205/54-60 Nott St PORT MELBOURNE 3207	\$589,000	14/11/2017
3	607/54 Nott St PORT MELBOURNE 3207	\$581,000	19/10/2017

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.

304/54 Nott Street, Port Melbourne Vic 3207

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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$580,000
Median Unit Price
Year ending December 2017: \$718,000

Comparable Properties



406/115 Nott St PORT MELBOURNE 3207 (REI) Agent Comments

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Price: \$600,000
Method: Sold Before Auction
Date: 08/11/2017
Rooms: -
Property Type: Apartment



205/54-60 Nott St PORT MELBOURNE 3207 (REI) Agent Comments

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Price: \$589,000
Method: Private Sale
Date: 14/11/2017
Rooms: -
Property Type: Apartment

607/54 Nott St PORT MELBOURNE 3207 (REI/VG) Agent Comments

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Price: \$581,000
Method: Private Sale
Date: 19/10/2017
Rooms: -
Property Type: Apartment