

409/52 Nott Street, Port Melbourne Vic 3207

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**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 77+7 sqm

**Agent Comments**

Body Corporates: \$3,423.61 p.a Council Rates: \$1,315.70 p.a

**Indicative Selling Price**  
\$590,000

**Median Unit Price**  
Year ending March 2017: \$655,000

## Comparable Properties



**D609/52 Nott St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 1 2

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 10/02/2017  
**Rooms:** -  
**Property Type:** Apartment



**203/77 Nott St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 1 1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 21/02/2017  
**Rooms:** -  
**Property Type:** Apartment



**213/54 Nott St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 1 2

**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 18/02/2017  
**Rooms:** 3  
**Property Type:** Apartment

## 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

409/52 Nott Street, Port Melbourne Vic 3207

#### Indicative selling price

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

Single price

\$590,000

#### Median sale price

Median price

\$655,000

Unit

X

Suburb

Port Melbourne

Period - From

01/04/2016

to

31/03/2017

Source

REIV

#### 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
D609/52 Nott St PORT MELBOURNE 3207	\$625,000	10/02/2017
203/77 Nott St PORT MELBOURNE 3207	\$615,000	21/02/2017
213/54 Nott St PORT MELBOURNE 3207	\$585,000	18/02/2017