Jon Kett
03 9646 4444
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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	113/99 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price	$445,000

Median sale price

Median price	$750,000	House		Unit	X	Suburb	Port Melbourne
Period - From	01/04/2019	to	30/06/2019			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	44/174 Esplanade East PORT MELBOURNE 3207	$450,000	23/05/2019
2	501/101 Bay St PORT MELBOURNE 3207	$440,000	16/07/2019
3	110/99 Dow St PORT MELBOURNE 3207	$435,000	05/04/2019

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

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Rooms:
Property Type: Apartment

Agent Comments

Indicative Selling Price
$445,000
Median Unit Price
June quarter 2019: $750,000

Comparable Properties

44/174 Esplanade East PORT MELBOURNE 3207 (VG)

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Price: $450,000
Method: Sale
Date: 23/05/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

501/101 Bay St PORT MELBOURNE 3207 (REI/VG)

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Price: $440,000
Method: Private Sale
Date: 16/07/2019
Rooms: -
Property Type: Apartment

Agent Comments

110/99 Dow St PORT MELBOURNE 3207 (REI/VG)

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Price: $435,000
Method: Sold Before Auction
Date: 05/04/2019
Rooms: -
Property Type: Apartment

Agent Comments