

## 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	204/105 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	\$569,000
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#### Median sale price

Median price	\$830,000	House		Unit	X	Suburb	Port Melbourne
Period - From	01/07/2018	to	30/09/2018	Source	REIV		

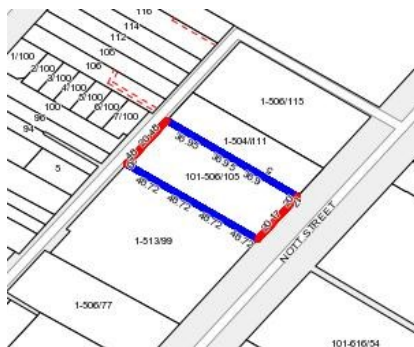
#### Comparable property sales (\*Delete A or B below as applicable)

**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	301/99 Nott St PORT MELBOURNE 3207	\$586,150	09/11/2018
2	G05/77 Nott St PORT MELBOURNE 3207	\$585,000	02/08/2018
3	315/99 Nott St PORT MELBOURNE 3207	\$550,000	09/06/2018

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$569,000  
**Median Unit Price**  
September quarter 2018: \$830,000

## Comparable Properties



**301/99 Nott St PORT MELBOURNE 3207 (REI)** **Agent Comments**



**Price:** \$586,150  
**Method:** Private Sale  
**Date:** 09/11/2018  
**Rooms:** 3  
**Property Type:** Apartment



**G05/77 Nott St PORT MELBOURNE 3207 (REI)** **Agent Comments**



**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 02/08/2018  
**Rooms:** -  
**Property Type:** Apartment



**315/99 Nott St PORT MELBOURNE 3207 (REI)** **Agent Comments**



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 09/06/2018  
**Rooms:** -  
**Property Type:** Apartment