

## 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 222 Nott Street, Port Melbourne Vic 3207

#### Indicative selling price

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

Single Price \$1,500,000

#### Median sale price

Median price \$1,212,500 House X Unit 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
1 170 Dow St PORT MELBOURNE 3207	\$1,438,000	20/10/2018
2 15 Spring St.E PORT MELBOURNE 3207	\$1,320,000	11/08/2018
3 318 Esplanade East PORT MELBOURNE 3207	\$1,440,000	23/06/2018

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.~~



3 2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 92 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000  
**Median House Price**  
September quarter 2018: \$1,212,500

## Comparable Properties



**170 Dow St PORT MELBOURNE 3207 (REI)** **Agent Comments**

3 1 -

**Price:** \$1,438,000  
**Method:** Auction Sale  
**Date:** 20/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 123 sqm approx



**15 Spring St.E PORT MELBOURNE 3207 (REI)** **Agent Comments**

2 2 -

**Price:** \$1,320,000  
**Method:** Auction Sale  
**Date:** 11/08/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 100 sqm approx



**318 Esplanade East PORT MELBOURNE 3207 (REI)** **Agent Comments**

3 2 1

**Price:** \$1,440,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 155 sqm approx