

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	411/99 Nott Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Single price \$480,000

Median sale price

Median price	\$667,500	Hou	se	Unit	Х	Suburl	Port Melbourne
Period - From	01/07/2016	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	312/99 Nott St PORT MELBOURNE 3207	\$484,000	17/03/2017
2	401/41 Nott St PORT MELBOURNE 3207	\$450,000	22/03/2017
3	605/52 Nott St PORT MELBOURNE 3207	\$440,000	29/04/2017

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.

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Rooms:

Property Type: Unit **Agent Comments**

Indicative Selling Price \$480,000 **Median Unit Price** Year ending June 2017: \$667,500

Comparable Properties



312/99 Nott St PORT MELBOURNE 3207 (REI) Agent Comments

Price: \$484,000 Method: Private Sale Date: 17/03/2017

Rooms: 2

--1

Property Type: Apartment



401/41 Nott St PORT MELBOURNE 3207 (REI) Agent Comments

Price: \$450,000 Method: Private Sale Date: 22/03/2017

Rooms: -

1

Property Type: Apartment



605/52 Nott St PORT MELBOURNE 3207 (REI)

Price: \$440,000 Method: Auction Sale Date: 29/04/2017 Rooms: 3

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments