

## 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 301/99 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 \$586,150

**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	G05/77 Nott St PORT MELBOURNE 3207	\$585,000	02/08/2018
2	313d/52 Nott St PORT MELBOURNE 3207	\$564,500	14/08/2018
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.

301/99 Nott Street, Port Melbourne Vic 3207

Glenn Liu  
03 9646 4444  
0423 222 103  
gliu@chisholmgamon.com.au



 2 or  
1+S  1  1

**Rooms:**  
**Property Type:** Apartment  
**Land Size:** Approx. 90 sqm  
approx  
**Agent Comments**

**Indicative Selling Price**  
\$586,150  
**Median Unit Price**  
September quarter 2018: \$830,000

## Comparable Properties



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

 2  1  1

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



**313d/52 Nott St PORT MELBOURNE 3207 (REI)** **Agent Comments**

 2  2  1

**Price:** \$564,500  
**Method:** Sold Before Auction  
**Date:** 14/08/2018  
**Rooms:** -  
**Property Type:** Apartment



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

 2  1  1

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