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Rooms:
Property Type: Townhouse
 (Single)
Land Size: 65 sqm approx
Agent Comments

Indicative Selling Price
 \$630,000 - \$693,000
Median Unit Price
 Year ending March 2017: \$655,000

The perfect partner for a brilliant bayside lifestyle, this sleek and stylish two bedroom apartment boasts an ideal position in Port Melbourne, just a short walk from the beach and all the attractions of Bay Street. Light filled northern living spaces and a deep undercover terrace offering Bay and City glimpses, provide an inviting environment for living or entertaining, complemented by a seamless kitchen featuring stainless steel appliances and omega dishwasher. Two double bedrooms, each offering wall to wall built in robes/ storage, share a central bathroom.

Comparable Properties



5.06/19-25 Nott St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

2
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Price: \$660,000
Method: Private Sale
Date: 04/04/2017
Rooms: -
Property Type: Apartment



207/38 Nott St PORT MELBOURNE 3207 (VG) [Agent Comments](#)

2
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Price: \$655,000
Method: Sale
Date: 20/02/2017
Rooms: -
Property Type: Subdivided Flat - Single OYO Flat



609/52 Nott St PORT MELBOURNE 3207 (VG) [Agent Comments](#)

2
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Price: \$625,000
Method: Sale
Date: 10/02/2017
Rooms: -
Property Type: Strata Unit/Flat

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 505/41 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$630,000 & \$693,000

Median sale price

Median price \$655,000 Unit X Suburb Port Melbourne

Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5.06/19-25 Nott St PORT MELBOURNE 3207	\$660,000	04/04/2017
207/38 Nott St PORT MELBOURNE 3207	\$655,000	20/02/2017
609/52 Nott St PORT MELBOURNE 3207	\$625,000	10/02/2017