

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	41 Nott St, Port Melbourne
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Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price
G01- 2 bedroom apartment	\$*750,000
108- 2 bedroom apartment	\$*800,000
208- 2 bedroom apartment	\$*800,000

Suburb unit median sale price

Median price	\$1,382,000	Suburb	Port Melbourne
Period - From	January 2016	To	February 2017
Source	CoreLogic		

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
G01- 2 bedroom apartment	302E/126 Rouse St, Port Melbourne	\$729,000	15/3/17
	301/77 Nott St, Port Melbourne	\$750,000	2/4/17
	408/108 Bay St, Port Melbourne	\$760,000	21/12/16

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
108 & 208- 2 bedroom apartments	301/115 Nott St, Port Melbourne	\$801,000	8/4/17
	404/216 Rouse St, Port Melbourne	\$825,000	29/4/17
	4/120 Princes St, Port Melbourne	\$820,000	11/3/17



