
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

105/54 Nott Street, Port Melbourne, VIC 3207

INDICATIVE SELLING PRICE

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

Range Between \$465,000 & \$510,000

MEDIAN SALE PRICE

Median price \$710,000 | House | Port Melbourne (3207)

Period - From 31 July 2016 to 31 July 2017 | Source - <https://propertydata.realestateview.com.au/pr>

COMPARABLE PROPERTY SALES

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
308/54 NOTT ST, PORT MELBOURNE VIC 3207	\$505,000	13/05/2017
505/54 NOTT ST, PORT MELBOURNE VIC 3207	\$545,000	10/04/2017
201/54 NOTT ST, PORT MELBOURNE VIC 3207	\$518,000	27/03/2017