

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 504/41 Nott Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$429,000

Median sale price

Median price \$667,500 House Unit X Suburb Port Melbourne

Period - From 01/07/2016 to 30/06/2017 Source REIV

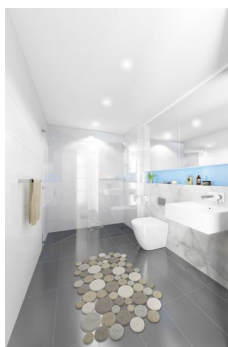
Comparable property sales (*Delete A or B below as applicable)

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.

	Address of comparable property	Price	Date of sale
1	401/41 Nott St PORT MELBOURNE 3207	\$450,000	22/03/2017
2	605/52 Nott St PORT MELBOURNE 3207	\$440,000	29/04/2017
3	427/70 Nott St PORT MELBOURNE 3207	\$437,000	21/07/2017

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.



Rooms:
Property Type: Strata Unit/Flat
 Agent Comments

Indicative Selling Price
 \$429,000
Median Unit Price
 Year ending June 2017: \$667,500

Comparable Properties



401/41 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 22/03/2017
Rooms: -
Property Type: Apartment



605/52 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



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



427/70 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$437,000
Method: Private Sale
Date: 21/07/2017
Rooms: -
Property Type: Apartment