

# 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

108/38 Nott Street, Port Melbourne Vic 3207
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$600,000
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 & 

\$650,000
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### Median sale price

Median price 

\$725,000
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 Property Type 

Unit
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 Suburb 

Port Melbourne
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Period - From 

14/11/2018
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 to 

13/11/2019
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 Source 

REIV
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### 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	601/52 Nott St PORT MELBOURNE 3207	\$656,000	21/09/2019
2	601/101 Bay St PORT MELBOURNE 3207	\$640,000	19/09/2019
3	206/52 Nott St PORT MELBOURNE 3207	\$601,000	29/06/2019

**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.~~

This Statement of Information was prepared on: 

14/11/2019 12:31
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**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

14/11/2018 - 13/11/2019: \$725,000

## Comparable Properties



**601/52 Nott St PORT MELBOURNE 3207 (REI)** Agent Comments



**Price:** \$656,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** Apartment



**601/101 Bay St PORT MELBOURNE 3207 (REI/VG)** Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 19/09/2019

**Rooms:** 3

**Property Type:** Apartment



**206/52 Nott St PORT MELBOURNE 3207 (REI/VG)** Agent Comments



**Price:** \$601,000

**Method:** Auction Sale

**Date:** 29/06/2019

**Rooms:** 8

**Property Type:** Apartment