
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

203/38 Nott Street, Port Melbourne, VIC 3207

INDICATIVE SELLING PRICE

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

Range Between \$650,000 & \$700,000

MEDIAN SALE PRICE

Median price \$730,000 | House | Port Melbourne (3207)

Period - From 1 May 2017 to 30 April 2018 | Source - CoreLogic

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
201/38 NOTT STREET, PORT MELBOURNE VIC 3207	\$790,000	09/02/2018
102/19-25 NOTT STREET, PORT MELBOURNE VIC 3207	\$642,000	10/04/2018
323/99 DOW STREET, PORT MELBOURNE VIC 3207	\$670,000	03/05/2018