



Rooms: Property Type: apartment/unit Agent Comments Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$495,000 - \$540,000 Median Unit Price Year ending June 2017: \$590,000

Comparable Properties



5/109 Ross St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$559,000 Method: Auction Sale Date: 22/07/2017 Rooms: 3 Property Type: Apartment



201/54 Nott St PORT MELBOURNE 3207 (REI/VG)



Price: \$518,000 Method: Sold Before Auction Date: 27/03/2017 Rooms: 4 Property Type: Apartment



308/54 Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$505,000 Method: Private Sale Date: 13/05/2017 Rooms: 6 Property Type: Apartment

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REIV 🗧



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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

4/56 Smith Street, South Melbourne Vic 3205

Indicative selling price

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

Range betweer	n \$495,000			&	\$540,000	
Median sale p	rice					
Median price	\$590,000		Unit	х	Subur	b South Melbourne
Period - From	01/07/2016	to	30/06	6/2017	Source RE	IV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5/109 Ross St PORT MELBOURNE 3207	\$559,000	22/07/2017
201/54 Nott St PORT MELBOURNE 3207	\$518,000	27/03/2017
308/54 Nott St PORT MELBOURNE 3207	\$505,000	13/05/2017

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