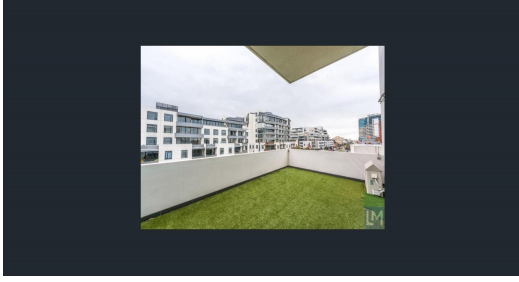


305/38 Nott Street, Port Melbourne Vic 3207

Jon Kett  
03 9646 4444  
0415 853 564  
jkett@chisholmgamon.com.au



 2    2    1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$730,000 - \$760,000  
**Median Unit Price**  
Year ending March 2017: \$655,000

## Comparable Properties



**404/216 Rouse St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

 2    2    1

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 29/04/2017  
**Rooms:** -  
**Property Type:** Apartment



**14/120 Princes St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

 2    2    1

**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 11/03/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 100 sqm approx



**205/88 Dow St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$730,000  
**Method:** Sold Before Auction  
**Date:** 19/04/2017  
**Rooms:** -  
**Property Type:** Apartment

## 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

305/38 Nott Street, Port Melbourne Vic 3207

### Indicative selling price

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

Range between \$730,000 & \$760,000

### Median sale price

Median price \$655,000

Unit X

Suburb Port Melbourne

Period - From 01/04/2016 to 31/03/2017

Source REIV

### 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
404/216 Rouse St PORT MELBOURNE 3207	\$825,000	29/04/2017
14/120 Princes St PORT MELBOURNE 3207	\$820,000	11/03/2017
205/88 Dow St PORT MELBOURNE 3207	\$730,000	19/04/2017