# 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

112 Rouse Street, Port Melbourne VIC 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$2,695,000			
Median sale price				
Median price	\$1,600,000	Property Type House Suburb Port Melbourne		
Period - From	07/10/2024	to 06/04/2025 Source pdol		

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

**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.

Address of comparable property	Price	Date of sale
9 Narooma PI, Port Melbourne Vic	\$2,490,000	13/02/2025

This Statement of Information was prepared on:

07/04/2025

#### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.





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Property Type: House Melissa Grinter 0395926522 0409 805 035 mgrinter@kayburton.com.au Indicative Selling Price

Median House Price Year ending April 2025: \$1,600,000

# **Comparable Properties**



### 9 Narooma PI, Port Melbourne Vic



Price: \$2,490,000 Method: Sold Before Auction Date: 13/02/2025 Property Type: House Land Size: 404 sqm approx

Account - Kay & Burton Bayside | P: +61 3 9592 6522



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