

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 G01/232-242 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$740,000 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2022 to 30/06/2023 Source REIV

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	309/216 Rouse St PORT MELBOURNE 3207	\$680,000	26/03/2023
2	313/166 Rouse St PORT MELBOURNE 3207	\$640,000	10/05/2023
3	211/166 Rouse St PORT MELBOURNE 3207	\$635,000	29/03/2023

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: 25/07/2023 11:57



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending June 2023: \$740,000

Comparable Properties



309/216 Rouse St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$680,000
Method: Private Sale
Date: 26/03/2023
Property Type: Apartment



313/166 Rouse St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$640,000
Method: Private Sale
Date: 10/05/2023
Property Type: Unit



211/166 Rouse St PORT MELBOURNE 3207 (VG) Agent Comments



Price: \$635,000
Method: Sale
Date: 29/03/2023
Property Type: Subdivided Flat - Single OYO Flat