

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 3/117 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,290,000 Property Type Townhouse Suburb Port Melbourne

Period - From 24/08/2022 to 23/08/2023 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	3/100 Stokes St PORT MELBOURNE 3207	\$913,000	22/03/2023
2	2/48 Esplanade West PORT MELBOURNE 3207	\$955,000	15/04/2023
3	19 Bruford Rd PORT MELBOURNE 3207	\$980,000	19/05/2023

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: 24/08/2023 09:35

3/117 Rouse Street, Port Melbourne Vic 3207

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



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median Townhouse Price
24/08/2022 - 23/08/2023: \$1,290,000

Comparable Properties

3/100 Stokes St PORT MELBOURNE 3207 (VG) **Agent Comments**

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Price: \$913,000
Method: Sale
Date: 22/03/2023
Property Type: Unit



2/48 Esplanade West PORT MELBOURNE 3207 **Agent Comments**
(REI/VG)

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Price: \$955,000
Method: Auction Sale
Date: 15/04/2023
Property Type: Unit

19 Bruford Rd PORT MELBOURNE 3207 (VG) **Agent Comments**

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Price: \$980,000
Method: Sale
Date: 19/05/2023
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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