

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 502/222-224 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$875,000 & \$930,000

Median sale price

Median price \$768,500 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2023 to 31/03/2024 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	403/166 Rouse St PORT MELBOURNE 3207	\$950,000	27/03/2024
2	606/101 Bay St PORT MELBOURNE 3207	\$933,000	08/06/2024
3	20a/200 Bay St PORT MELBOURNE 3207	\$885,000	10/05/2024

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: 26/06/2024 11:10



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$875,000 - \$930,000
Median Unit Price
Year ending March 2024: \$768,500

Comparable Properties



403/166 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 2

Price: \$950,000
Method: Auction Sale
Date: 27/03/2024
Property Type: Unit



606/101 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 2

Price: \$933,000
Method: Sold Before Auction
Date: 08/06/2024
Property Type: Unit



20a/200 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$885,000
Method: Sold Before Auction
Date: 10/05/2024
Property Type: Apartment