

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

108/232 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$866,500 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2021 to 30/06/2021 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	414/54 Nott St PORT MELBOURNE 3207	\$420,000	07/09/2021
2	10/32 Donald St PRAHRAN 3181	\$412,000	06/07/2021
3	312/31 Grattan St PRAHRAN 3181	\$400,000	12/07/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

25/09/2021 09:10

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Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

June quarter 2021: \$866,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



414/54 Nott St PORT MELBOURNE 3207 (REI) **Agent Comments**



Price: \$420,000

Method: Private Sale

Date: 07/09/2021

Rooms: 4

Property Type: Apartment



10/32 Donald St PRAHRAN 3181 (REI/VG) **Agent Comments**



Price: \$412,000

Method: Sold Before Auction

Date: 06/07/2021

Property Type: Apartment



312/31 Grattan St PRAHRAN 3181 (REI/VG) **Agent Comments**



Price: \$400,000

Method: Private Sale

Date: 12/07/2021

Property Type: Apartment

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