

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

410/232-242 Rouse Street Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 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

425/70 Nott Street Port Melbourne VIC 3207	\$750,000	18-Nov-21
804G/93 Dow Street Port Melbourne VIC 3207	\$800,000	30-Aug-21
811/3 Tarver Street Port Melbourne VIC 3207	\$755,000	30-Aug-21

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 6 months.~~

This Statement of Information was prepared on: 23 December 2021

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**425/70 Nott Street Port Melbourne
VIC 3207**

2 2 2

Sold Price

^{RS} **\$750,000**

Sold Date

18-Nov-21

Distance

0.18km



**804G/93 Dow Street Port
Melbourne VIC 3207**

2 2 1

Sold Price

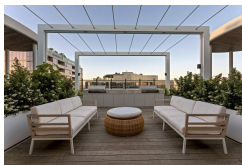
\$800,000

Sold Date

30-Aug-21

Distance

0.26km



**811/3 Tarver Street Port Melbourne
VIC 3207**

2 2 1

Sold Price

\$755,000

Sold Date

30-Aug-21

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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