

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

302/232 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$760,000

&

\$790,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/04/2021

to

31/03/2022

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	207E/126 Rouse St PORT MELBOURNE 3207	\$780,000	24/02/2022
2	301/2 Rouse St PORT MELBOURNE 3207	\$791,999	08/04/2022
3	302/2 Rouse St PORT MELBOURNE 3207	\$805,000	26/03/2022

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:

29/06/2022 11:03

302/232 Rouse Street, Port Melbourne Vic 3207



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Property Type: Strata Unit/Flat
Agent Comments

Jon Kett
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jkett@chisholmgamon.com.au

Indicative Selling Price
\$760,000 - \$790,000
Median Unit Price
Year ending March 2022: \$850,000

Comparable Properties

207E/126 Rouse St PORT MELBOURNE 3207 (VG) **Agent Comments**

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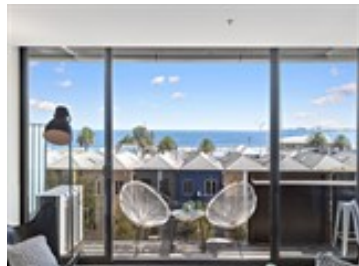
Price: \$780,000
Method: Sale
Date: 24/02/2022
Property Type: Subdivided Flat - Single OYO Flat



301/2 Rouse St PORT MELBOURNE 3207 (VG) **Agent Comments**

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Price: \$791,999
Method: Sale
Date: 08/04/2022
Property Type: Strata Unit/Flat



302/2 Rouse St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

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Price: \$805,000
Method: Auction Sale
Date: 26/03/2022
Property Type: Unit

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



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