

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

202/232-242 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

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

G03/99 DOW STREET PORT MELBOURNE VIC 3207	\$510,000	13-Sep-23
311/232-242 ROUSE STREET PORT MELBOURNE VIC 3207	\$495,000	08-Nov-23
209/2 ROUSE STREET PORT MELBOURNE VIC 3207	\$485,500	17-Aug-23

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: 29 November 2023

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G03/99 DOW STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **\$510,000** Sold Date **13-Sep-23**

Distance **0.33km**



311/232-242 ROUSE STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price ^{RS} **\$495,000** Sold Date **08-Nov-23**

Distance **0.02km**



209/2 ROUSE STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **\$485,500** Sold Date **17-Aug-23**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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