

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

415/232-242 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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

202/216 ROUSE STREET PORT MELBOURNE VIC 3207	\$665,000	15-Oct-24
302/216 ROUSE STREET PORT MELBOURNE VIC 3207	\$648,000	06-Dec-24
235/70 NOTT STREET PORT MELBOURNE VIC 3207	\$630,000	03-Dec-24

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.~~

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**202/216 ROUSE STREET PORT
MELBOURNE VIC 3207**

2 2 1

Sold Price **\$665,000** Sold Date **15-Oct-24**

Distance **0.04km**

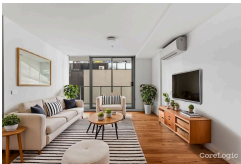


**302/216 ROUSE STREET PORT
MELBOURNE VIC 3207**

2 2 1

Sold Price ^{RS} **\$648,000** Sold Date **06-Dec-24**

Distance **0.04km**



**235/70 NOTT STREET PORT
MELBOURNE VIC 3207**

2 2 1

Sold Price ^{RS} **\$630,000** Sold Date **03-Dec-24**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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