

# RT Edgar

## STATEMENT OF INFORMATION

18 June 2018

### Property offered for sale

104/222-224 Rouse Street, Port Melbourne VIC 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$610,000

### Median sale price

Median price	\$642,000	House	Unit	X	Suburb	Port Melbourne
Period - From	01/01/2018	to	31/03/2018	Source	REIV	

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Caulfield) estate agent and (Rowan Bustin) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 405/77 Nott Street, Port Melbourne 3207	\$591,000	28/02/2018
<b>2</b> 222/232-242 Rouse Street, Port Melbourne	\$590,000	22/03/2018
<b>3</b> 411/19 Pickles Street, Port Melbourne	\$580,000	26/05/2018