Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

309/232 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$429,000		&		\$449,000			
Median sale price								
Median price	\$720,000	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	01/04/2020	to	31/03/2021		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	513/232 Rouse St PORT MELBOURNE 3207	\$470,000	25/01/2021
2	203/91 Dow St PORT MELBOURNE 3207	\$445,000	07/03/2021
3	8/33 Johnston St PORT MELBOURNE 3207	\$440,000	26/04/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

13/05/2021 09:44



309/232 Rouse Street, Port Melbourne Vic 3207

RT Edgar





Property Type: Strata Unit/Flat Agent Comments jbird@rtedgar.com.au Indicative Selling Price \$429,000 - \$449,000 Median Unit Price Year ending March 2021: \$720,000

Jonathon Bird 03 9699 7222 0419 536 905

Comparable Properties

513/232 Rouse St PORT MELBOURNE 3207 (VG) Image: 1 Image: 1 Imag	Agent Comments
203/91 Dow St PORT MELBOURNE 3207 (VG) 1 1 1 2 - C Price: \$445,000 Method: Sale Date: 07/03/2021 Property Type: Subdivided Flat - Single OYO Flat	Agent Comments
8/33 Johnston St PORT MELBOURNE 3207 (REI) 1 1 1 1 1 1 1 Price: \$440,000 Method: Private Sale Date: 26/04/2021 Property Type: Apartment	Agent Comments

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.