

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 309/232 Rouse Street, Port Melbourne Vic 3207
Including suburb or locality and postcode

Indicative selling price

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

Range between \$429,000 & \$449,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2020 to 31/03/2021 Source 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.

	Address 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



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties

513/232 Rouse St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$470,000

Method: Sale

Date: 25/01/2021

Property Type: Subdivided Flat - Single OYO Flat



203/91 Dow St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$445,000

Method: Sale

Date: 07/03/2021

Property Type: Subdivided Flat - Single OYO Flat



8/33 Johnston St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 26/04/2021

Property Type: Apartment