

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

302/216 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

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
321/99 DOW STREET PORT MELBOURNE VIC 3207	\$665,000	02-Sep-24
105/63-69 ROUSE STREET PORT MELBOURNE VIC 3207	\$700,000	16-Oct-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 ^{RS} **\$665,000** Sold Date **15-Oct-24**

Distance **0km**



321/99 DOW STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **\$665,000** Sold Date **02-Sep-24**

Distance **0.28km**



105/63-69 ROUSE STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **\$700,000** Sold Date **16-Oct-24**

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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