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

607/126 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$795,000		&		\$815,000			
Median sale p	rice							
Median price	\$703,500	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	01/01/2020	to	31/12/2020)	So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	613/101 Bay St PORT MELBOURNE 3207	\$805,000	04/02/2021
2	17/8 Graham St PORT MELBOURNE 3207	\$830,500	20/03/2021
3	32/1 Graham St PORT MELBOURNE 3207	\$897,000	27/02/2021

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 six months.

This Statement of Information was prepared on:

06/04/2021 15:49







Property Type: Apartment **Land Size:** 73 + 19 sqm approx Agent Comments Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$795,000 - \$815,000 Median Unit Price Year ending December 2020: \$703,500

Comparable Properties



613/101 Bay St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$805,000 Method: Private Sale Date: 04/02/2021 Property Type: Apartment



17/8 Graham St PORT MELBOURNE 3207 (REI)



Price: \$830,500 Method: Auction Sale Date: 20/03/2021

Property Type: Apartment



32/1 Graham St PORT MELBOURNE 3207 (REI)

Agent Comments

Agent Comments



Price: \$897,000 Method: Auction Sale Date: 27/02/2021 Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311





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.