

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

204/232-242 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2020 to 30/09/2021 Source 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.

	Address of comparable property	Price	Date of sale
1	414/54 Nott St PORT MELBOURNE 3207	\$420,000	07/09/2021
2	229/70 Nott St PORT MELBOURNE 3207	\$436,500	30/09/2021
3	505/99 Dow St PORT MELBOURNE 3207	\$456,000	31/08/2021

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:

18/11/2021 11:29

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Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending September 2021: \$810,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



414/54 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000

Method: Private Sale

Date: 07/09/2021

Rooms: 4

Property Type: Apartment



229/70 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

1 1 1

Price: \$436,500

Method: Private Sale

Date: 30/09/2021

Property Type: Apartment



505/99 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$456,000

Method: Private Sale

Date: 31/08/2021

Rooms: 2

Property Type: Apartment

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