

## 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

408/232 Rouse Street, Port Melbourne Vic 3207

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$469,000

## Median sale price

Median price \$725,000

House

Unit

X

Suburb

Port Melbourne

Period - From 01/04/2017

to

31/03/2018

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	313/166 Rouse St PORT MELBOURNE 3207	\$525,000	27/11/2017
2	302/63-69 Rouse St PORT MELBOURNE 3207	\$525,000	10/02/2018
3	G06/15 Pickles St PORT MELBOURNE 3207	\$460,500	30/01/2018

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.

408/232 Rouse Street, Port Melbourne Vic 3207

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1 Bed 1 Bath 1 Car

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$469,000  
**Median Unit Price**  
Year ending March 2018: \$725,000

## Comparable Properties



**313/166 Rouse St PORT MELBOURNE 3207 (VG)** Agent Comments

1 Bed 1 Bath 1 Car

**Price:** \$525,000  
**Method:** Sale  
**Date:** 27/11/2017  
**Rooms:** -  
**Property Type:** Subdivided Flat - Single OYO Flat



**302/63-69 Rouse St PORT MELBOURNE 3207 (REI)** Agent Comments

1 Bed 1 Bath 1 Car

**Price:** \$525,000  
**Method:** Auction Sale  
**Date:** 10/02/2018  
**Rooms:** -  
**Property Type:** Apartment



**G06/15 Pickles St PORT MELBOURNE 3207 (REI)** Agent Comments

1 Bed 1 Bath 1 Car

**Price:** \$460,500  
**Method:** Sold Before Auction  
**Date:** 30/01/2018  
**Rooms:** -  
**Property Type:** Apartment