### GREG HOCKING HOLDSWORTH Peter Zervas 03 8644 5500

0405 682 173

pzervas@greghocking.com.au

#### 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

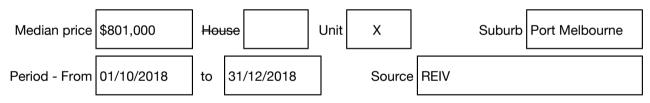
309e/126 Rouse Street, Port Melbourne Vic 3207

#### Indicative selling price

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

Single price \$755,000

#### Median sale price



#### 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	401/115 Nott St PORT MELBOURNE 3207	\$791,000	19/01/2019
2	410/244 Dorcas St SOUTH MELBOURNE 3205	\$765,000	03/12/2018
3	11/66 Montague St SOUTH MELBOURNE 3205	\$755,675	15/02/2019

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.

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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.





#### 309e/126 Rouse Street, Port Melbourne Vic 3207

# GREG HOCKING

Peter Zervas 03 8644 5500



Rooms: Property Type: Apartment Agent Comments 0405 682 173 pzervas@greghocking.com.au Indicative Selling Price \$755.000

Median Unit Price December quarter 2018: \$801,000

## **Comparable Properties**



#### 401/115 Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$791,000 Method: Private Sale Date: 19/01/2019 Rooms: -Property Type: Apartment

410/244 Dorcas St SOUTH MELBOURNE 3205 Agent Comments (VG)



Price: \$765,000 Method: Sale Date: 03/12/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



11/66 Montague St SOUTH MELBOURNE 3205 Agent Comments (REI)



Price: \$755,675 Method: Private Sale Date: 15/02/2019 Rooms: -Property Type: Apartment

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