

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

133/95 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)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$760,000

Property Type Unit

Suburb Port Melbourne

Period - From 08/11/2020

to

07/11/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	113/95 Rouse St PORT MELBOURNE 3207	\$1,200,000	26/06/2021
2	21/85 Rouse St PORT MELBOURNE 3207	\$1,172,500	15/10/2021
3	26/2 Esplanade West PORT MELBOURNE 3207	\$1,110,000	10/07/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/11/2021 15:25



2 2 1

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

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000

**Median Unit Price**  
08/11/2020 - 07/11/2021: \$760,000

## Comparable Properties



**113/95 Rouse St PORT MELBOURNE 3207**  
(REI/VG)

**Agent Comments**

2 2 1

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 26/06/2021  
**Property Type:** Apartment



**21/85 Rouse St PORT MELBOURNE 3207**  
(REI/VG)

**Agent Comments**

2 2 1

**Price:** \$1,172,500  
**Method:** Private Sale  
**Date:** 15/10/2021  
**Property Type:** Apartment



**26/2 Esplanade West PORT MELBOURNE 3207** **Agent Comments**  
(REI/VG)

2 2 1

**Price:** \$1,110,000  
**Method:** Auction Sale  
**Date:** 10/07/2021  
**Property Type:** Apartment

**Account - RT Edgar Albert Park** | P: 03 9699 7222 | F: 03 9699 4545