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									
Range betwee	\$1,100,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$760,000	Pro	operty Type	Unit			Suburb	Port Melbourne	
Period - From	08/11/2020	to	07/11/2021		So	urce	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.

Ado	dress 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



RT Edgar





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



Price: \$1,200,000

113/95 Rouse St PORT MELBOURNE 3207

21/85 Rouse St PORT MELBOURNE 3207

1 1

Method: Private Sale Date: 26/06/2021 Property Type: Apartment

(REI/VG)

(REI/VG)

Agent Comments

Agent Comments



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)



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



property data

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