Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 83/95 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,120,000		&		\$1,170,000				
Median sale p	rice								
Median price	\$735,000	Pro	operty Type	Unit			Suburb	Port Melbourne	
Period - From	24/02/2022	to	23/02/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	107 Esplanade East PORT MELBOURNE 3207	\$1,205,000	20/10/2022
2	27/95 Rouse St PORT MELBOURNE 3207	\$1,125,000	27/09/2022
3	517/99 Dow St PORT MELBOURNE 3207	\$1,075,000	27/10/2022

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:

24/02/2023 09:56



RT Edgar





Property Type: Apartment Agent Comments

Indicative Selling Price \$1,120,000 - \$1,170,000 Median Unit Price 24/02/2022 - 23/02/2023: \$735,000

Comparable Properties



107 Esplanade East PORT MELBOURNE 3207 Agent Comments **(REI/VG)**



Price: \$1,205,000 Method: Private Sale Date: 20/10/2022 Property Type: Apartment



27/95 Rouse St PORT MELBOURNE 3207 (VG) Agent Comments



Price: \$1,125,000 Method: Sale Date: 27/09/2022 Property Type: Subdivided Flat - Single OYO Flat



517/99 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,075,000 Method: Private Sale Date: 27/10/2022 Property Type: Apartment

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



propertydata

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