

# 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

83/95 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 \$1,120,000 & \$1,170,000

### Median sale price

Median price \$735,000 Property Type Unit Suburb Port Melbourne

Period - From 24/02/2022 to 23/02/2023 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	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



2 2 1

**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 (REI/VG)** **Agent Comments**

2 1 2

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



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

2 - -

**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**

2 2 2

**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