

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 303/63-69 Rouse Street, Port Melbourne, VIC 3207

Indicative selling price

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

Single price \$569,000

or range between

&

Median sale price

Median price \$705,000

Property type Unit

Suburb PORT MELBOURNE

Period - From 24/07/2019

to

24/01/2020

Source CoreLogic

Comparable property sales

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
1 309/2 Rouse Street Port Melbourne	\$550,000	21/11/2019
2 104/38 Nott Street Port Melbourne	\$545,000	14/11/2019
3		

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: 24/01/2020