

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

510/232-242 Rouse Street Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

107/77 Nott Street Port Melbourne VIC 3207	\$700,000	25-May-19
307/77 Nott Street Port Melbourne VIC 3207	\$730,000	27-Jul-19
309E/126 Rouse Street Port Melbourne VIC 3207	\$750,000	10-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 18 September 2019



**107/77 Nott Street Port Melbourne
VIC 3207**

Sold Price

\$700,000

Sold Date

25-May-19

2

2

1

Distance

0.04km



**307/77 Nott Street Port Melbourne
VIC 3207**

Sold Price

\$730,000

Sold Date

27-Jul-19

2

2

1

Distance

0.04km

307/77 Nott Street, Port Melbourne THE AGENCY



**309E/126 Rouse Street Port
Melbourne VIC 3207**

Sold Price

\$750,000

Sold Date

10-Jul-19

2

2

1

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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