

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

405/63-67 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Port Melbourne

Period - From 06/06/2021 to 05/06/2022 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	410/101 Bay St PORT MELBOURNE 3207	\$750,000	30/04/2022
2	302/19 Pickles St PORT MELBOURNE 3207	\$715,000	08/12/2021
3	308G/93 Dow St PORT MELBOURNE 3207	\$695,000	26/02/2022

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:

06/06/2022 10:57



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$690,000 - \$730,000

Median Unit Price

06/06/2021 - 05/06/2022: \$760,000

Comparable Properties



410/101 Bay St PORT MELBOURNE 3207 (REI) Agent Comments

2
 2
 1

Price: \$750,000

Method: Auction Sale

Date: 30/04/2022

Property Type: Unit



302/19 Pickles St PORT MELBOURNE 3207 (REI/VG) Agent Comments

2
 1
 1

Price: \$715,000

Method: Sold Before Auction

Date: 08/12/2021

Property Type: Apartment



308G/93 Dow St PORT MELBOURNE 3207 (REI/VG) Agent Comments

2
 2
 1

Price: \$695,000

Method: Private Sale

Date: 26/02/2022

Property Type: Apartment

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