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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$690,000		&		\$730,000			
Median sale p	rice							
Median price	\$760,000	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	06/06/2021	to	05/06/2022		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.

Add	dress 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



RT Edgar





Property Type: Apartment Agent Comments Indicative Selling Price \$690,000 - \$730,000 Median Unit Price 06/06/2021 - 05/06/2022: \$760,000





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



Price: \$750,000 Method: Auction Sale Date: 30/04/2022 Property Type: Unit



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



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

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





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