# 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

94/85 Rouse Street, Port Melbourne Vic 3207

## Indicative selling price

For t	the meaning of	f this price see co	nsumer.vic.gov.au/	underquoting	
	_		•		

Single price \$1,425,000

#### Median sale price

Median price	\$725,000	Pro	perty Type Unit	:	Suburb	Port Melbourne
Period - From	30/11/2022	to	29/11/2023	Sourc	ceREIV	

## 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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

30/11/2023 16:37



# **RT Edgar**





**Property Type:** Apartment Agent Comments

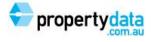
Indicative Selling Price \$1,425,000 Median Unit Price 30/11/2022 - 29/11/2023: \$725,000

# **Comparable Properties**

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.

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





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