

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

114/232-242 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$755,000 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2019 to 30/09/2019 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	601/52 Nott St PORT MELBOURNE 3207	\$656,000	21/09/2019
2	6/232 Rouse St PORT MELBOURNE 3207	\$651,000	25/05/2019
3	8/8 Graham St PORT MELBOURNE 3207	\$650,000	03/08/2019

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:

28/10/2019 13:56



2
 2
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

September quarter 2019: \$755,000

Comparable Properties



601/52 Nott St PORT MELBOURNE 3207 (REI) **Agent Comments**

2
 1
 2

Price: \$656,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Apartment

6/232 Rouse St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

2
 2
 1

Price: \$651,000

Method: Auction Sale

Date: 25/05/2019

Property Type: Apartment



8/8 Graham St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

2
 1
 1

Price: \$650,000

Method: Auction Sale

Date: 03/08/2019

Rooms: 3

Property Type: Apartment

Land Size: 21717 sqm approx