

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

407/ 216 Rouse Street, Port Melbourne VIC 3207

Indicative selling price

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

Indication price

\$680,000

Median sale price

Median price

\$798,500

Property type

Unit

Suburb

Port Melbourne

Period - From

16/03/2022

to

16/02/2023

Source

Propertydata.com.au

Comparable property sales

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. G03/ 77 Nott Street Port Melbourne VIC 3207	\$650,000	19/12/2022
2. 508/ 166 Rouse Street, Port Melbourne VIC 3207	\$675,000	17/11/2022
3. 213/ 52 Nott Street Port Melbourne VIC 3207	\$617,500	03/10/2022

This Statement of Information was prepared on: 16th March 2023