

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

403/63-69 ROUSE STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

503/99 NOTT STREET PORT MELBOURNE VIC 3207	\$470,000	22-May-24
108/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$472,000	08-Mar-24

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 6 months.

This Statement of Information was prepared on: 25 June 2024

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**503/99 NOTT STREET PORT
MELBOURNE VIC 3207**

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Sold Price **\$470,000** Sold Date **22-May-24**Distance **0.54km****108/244-246 DORCAS STREET
SOUTH MELBOURNE VIC 3205**

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Sold Price **\$472,000** Sold Date **08-Mar-24**Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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