

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

119/232-242 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

201/99 NOTT STREET PORT MELBOURNE VIC 3207	\$585,000	28-Oct-24
118/70 NOTT STREET PORT MELBOURNE VIC 3207	\$587,000	04-Dec-24
14/334 PRINCES STREET PORT MELBOURNE VIC 3207	\$590,000	10-Jan-25

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.~~

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**201/99 NOTT STREET PORT
MELBOURNE VIC 3207**

2 1 -

Sold Price **\$585,000** Sold Date **28-Oct-24**

Distance **0.08km**



**118/70 NOTT STREET PORT
MELBOURNE VIC 3207**

2 1 -

Sold Price **\$587,000** Sold Date **04-Dec-24**

Distance **0.18km**



**14/334 PRINCES STREET PORT
MELBOURNE VIC 3207**

2 1 1

Sold Price **\$590,000** Sold Date **10-Jan-25**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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