

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

133/85 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,800,000 & \$2,900,000

Median sale price

Median price \$780,000 Property Type Unit Suburb Port Melbourne

Period - From 28/02/2021 to 27/02/2022 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	903/147 Beach St PORT MELBOURNE 3207	\$3,030,000	16/10/2021
2	103/85 Rouse St PORT MELBOURNE 3207	\$2,840,000	12/02/2022
3	1101/115 Beach St PORT MELBOURNE 3207	\$2,710,000	11/11/2021

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:

28/02/2022 15:15



Property Type:
Agent Comments

Indicative Selling Price
\$2,800,000 - \$2,900,000
Median Unit Price
28/02/2021 - 27/02/2022: \$780,000

Comparable Properties



903/147 Beach St PORT MELBOURNE 3207 (REI/VG) [Agent Comments](#)



Price: \$3,030,000
Method: Auction Sale
Date: 16/10/2021
Property Type: Apartment



103/85 Rouse St PORT MELBOURNE 3207 (REI) [Agent Comments](#)



Price: \$2,840,000
Method: Auction Sale
Date: 12/02/2022
Property Type: Apartment

1101/115 Beach St PORT MELBOURNE 3207 (VG) [Agent Comments](#)



Price: \$2,710,000
Method: Sale
Date: 11/11/2021
Property Type: Subdivided Flat - Single OYO Flat

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