

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 312/216 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 \$735,000 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2019 to 31/12/2019 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	108/38 Nott St PORT MELBOURNE 3207	\$640,000	03/12/2019
2	601/101 Bay St PORT MELBOURNE 3207	\$640,000	19/09/2019
3	303/166 Rouse St PORT MELBOURNE 3207	\$632,000	26/10/2019

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: 29/01/2020 16:31



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending December 2019: \$735,000

Comparable Properties



108/38 Nott St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 2 1

Price: \$640,000
Method: Private Sale
Date: 03/12/2019
Property Type: Apartment



601/101 Bay St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 1 1

Price: \$640,000
Method: Private Sale
Date: 19/09/2019
Rooms: 3
Property Type: Apartment



303/166 Rouse St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 1 1

Price: \$632,000
Method: Auction Sale
Date: 26/10/2019
Property Type: Apartment