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

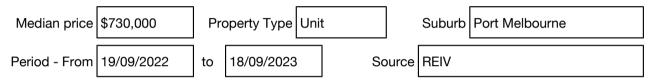
65/95 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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			consumer.vic.gov.au	/underguoting

Single price \$1,215,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	606D/134 Rouse St PORT MELBOURNE 3207	\$1,225,000	15/07/2023
2	301/222-224 Rouse St PORT MELBOURNE 3207	\$1,220,000	25/08/2023
3	301A/86 Bay St PORT MELBOURNE 3207	\$1,167,000	22/04/2023

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:

19/09/2023 12:01



RT Edgar





Property Type: Apartment Agent Comments

Indicative Selling Price \$1,215,000 Median Unit Price 19/09/2022 - 18/09/2023: \$730,000

Comparable Properties

	606D/134 Rouse St PORT MELBOURNE 3207 (REI/VG) 2 2 2 2 2 Price: \$1,225,000 Method: Auction Sale Date: 15/07/2023 Property Type: Unit	Agent Comments
BighnScott	301/222-224 Rouse St PORT MELBOURNE 3207 (REI) 2 2 2 1 Price: \$1,220,000 Method: Private Sale Date: 25/08/2023 Property Type: Unit	Agent Comments
	301A/86 Bay St PORT MELBOURNE 3207 (REI/VG) 2 2 2 2 Price: \$1,167,000 Method: Auction Sale Date: 22/04/2023 Property Type: Unit	Agent Comments

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



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