

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

113/95 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$722,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

06/05/2020

to

05/05/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	10/243 Beaconsfield Pde MIDDLE PARK 3206	\$1,230,000	20/03/2021
2	109/40 Beach St PORT MELBOURNE 3207	\$1,183,000	06/11/2020
3	912/57 Bay St PORT MELBOURNE 3207	\$1,180,000	11/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

06/05/2021 14:43



2
 2
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$1,200,000

Median Unit Price
 06/05/2020 - 05/05/2021: \$722,000

Comparable Properties



10/243 Beaconsfield Pde MIDDLE PARK 3206
 (REI)

Agent Comments

2
 1
 -

Price: \$1,230,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Apartment



109/40 Beach St PORT MELBOURNE 3207
 (REI/VG)

Agent Comments

2
 2
 1

Price: \$1,183,000
Method: Sold Before Auction
Date: 06/11/2020
Property Type: Apartment



912/57 Bay St PORT MELBOURNE 3207
 (REI/VG)

Agent Comments

2
 2
 2

Price: \$1,180,000
Method: Private Sale
Date: 11/03/2021
Property Type: Apartment