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

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$1,200,000

Median sale price

Median price	\$722,000	Pro	perty Type Unit	:	Suburb	Port Melbourne
Period - From	06/05/2020	to	05/05/2021	Sour	rce 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.

Add	dress 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



RT Edgar





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) 2 1 2 - Price: \$1,230,000 Method: Auction Sale Date: 20/03/2021 Property Type: Apartment	Agent Comments
	109/40 Beach St PORT MELBOURNE 3207 (REI/VG) 2 2 2 1 Price: \$1,183,000 Method: Sold Before Auction Date: 06/11/2020 Property Type: Apartment	Agent Comments
CANZER.	912/57 Bay St PORT MELBOURNE 3207 (REI/VG) 2 2 2 2 Price: \$1,180,000 Method: Private Sale Date: 11/03/2021 Property Type: Apartment	Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.