

# 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

507/232 Rouse Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$410,000

&

\$440,000

### Median sale price

Median price \$750,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/10/2018

to 30/09/2019

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	44/174 Esplanade East PORT MELBOURNE 3207	\$450,000	23/05/2019
2	908/60 Lorimer St DOCKLANDS 3008	\$443,500	13/09/2019
3	501/101 Bay St PORT MELBOURNE 3207	\$440,000	16/07/2019

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:

24/10/2019 11:28

507/232 Rouse Street, Port Melbourne Vic 3207



1 bed 1 bath 1 car

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$410,000 - \$440,000

**Median Unit Price**

Year ending September 2019: \$750,000

## Comparable Properties



**44/174 Esplanade East PORT MELBOURNE  
3207 (VG)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$450,000

**Method:** Sale

**Date:** 23/05/2019

**Property Type:** Flat/Unit/Apartment (Res)



**908/60 Lorimer St DOCKLANDS 3008 (VG)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$443,500

**Method:** Sale

**Date:** 13/09/2019

**Property Type:** Strata Unit/Flat



**501/101 Bay St PORT MELBOURNE 3207  
(REI/VG)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$440,000

**Method:** Private Sale

**Date:** 16/07/2019

**Property Type:** Apartment

**Account** - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



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.