#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	507/232 Rouse Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$410,000	&	\$440,000
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#### Median sale price

Median price	\$750,000	Pro	perty Type U	nit		Suburb	Port Melbourne
Period - From	01/10/2018	to	30/09/2019	Sc	ource	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

	aress of comparable property	1 1100	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



Date of sale





**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)

**-**

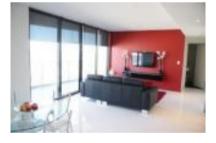
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**∂**.

**Price:** \$450,000 **Method:** Sale **Date:** 23/05/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



908/60 Lorimer St DOCKLANDS 3008 (VG)

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Price: \$443,500 Method: Sale Date: 13/09/2019

Property Type: Strata Unit/Flat

Agent Comments



501/101 Bay St PORT MELBOURNE 3207

(REI/VG)





Price: \$440,000 Method: Private Sale Date: 16/07/2019

Property Type: Apartment

**Agent Comments** 

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