

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 222/232 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$615,000

Median sale price

Median price \$718,000

House

Unit X

Suburb Port Melbourne

Period - From 01/01/2017

to 31/12/2017

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	6/50 Johnston St PORT MELBOURNE 3207	\$625,000	14/09/2017
2	201/2 Rouse St PORT MELBOURNE 3207	\$610,000	30/09/2017
3	505/41 Nott St PORT MELBOURNE 3207	\$605,346	05/10/2017

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.

222/232 Rouse Street, Port Melbourne Vic 3207

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2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$615,000
Median Unit Price
Year ending December 2017: \$718,000

Comparable Properties



6/50 Johnston St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$625,000
Method: Sale
Date: 14/09/2017
Rooms: -
Property Type: Subdivided Flat - Single OYO Flat



201/2 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 1

Price: \$610,000
Method: Private Sale
Date: 30/09/2017
Rooms: -
Property Type: Apartment



505/41 Nott St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$605,346
Method: Sale
Date: 05/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)