

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

502/63-69 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,695,000

Median sale price

Median price

\$810,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/10/2020

to

30/09/2021

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 | 301/286 Rouse St PORT MELBOURNE 3207 | \$1,775,000 | 12/10/2021 |
| 2 | 404/71 Rouse St PORT MELBOURNE 3207 | \$1,750,000 | 29/06/2021 |
| 3 | 403/88 Beach St PORT MELBOURNE 3207 | \$1,680,000 | 26/06/2021 |

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:

23/10/2021 08:13



3
 2
 2

Property Type: Unit

Agent Comments

Revealing a breathtaking cityscape to the north and illuminated by spectacular natural light, this exceptional two-bedroom penthouse apartment enjoys a rare level of luxury in the highly-sought and boutique Evie development.

Indicative Selling Price

\$1,695,000

Median Unit Price

Year ending September 2021: \$810,000

Comparable Properties



301/286 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

2
 2
 1

Price: \$1,775,000

Method: Sold Before Auction

Date: 12/10/2021

Property Type: Apartment



404/71 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,750,000

Method: Private Sale

Date: 29/06/2021

Property Type: Apartment



403/88 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

3
 2
 2

Price: \$1,680,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Unit

Account - The Agency Port Phillip | P: 03 8578 0388