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

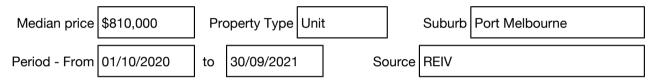
502/63-69 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

	consumer.vic.gov.a	

Single price \$1,695,000

Median sale price



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









Property Type: Unit Agent Comments

Indicative Selling Price \$1,695,000 Median Unit Price Year ending September 2021: \$810,000

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.

Comparable Properties



301/286 Rouse St PORT MELBOURNE 3207 Ag (REI)



Price: \$1,775,000 Method: Sold Before Auction Date: 12/10/2021 Property Type: Apartment Agent Comments

Agent Comments



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

Price: \$1,680,000 Method: Auction Sale Date: 26/06/2021 Property Type: Unit

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



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