

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

26/95 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Port Melbourne

Period - From 31/01/2021

to

30/01/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	95/95 Rouse St PORT MELBOURNE 3207	\$1,350,000	01/03/2021
2	6/79 Pickles St PORT MELBOURNE 3207	\$1,300,000	25/11/2021
3	113/95 Rouse St PORT MELBOURNE 3207	\$1,200,000	26/06/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

31/01/2022 09:37



3 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,295,000

Median Unit Price
31/01/2021 - 30/01/2022: \$750,000

Comparable Properties



95/95 Rouse St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 2 2

Price: \$1,350,000
Method: Private Sale
Date: 01/03/2021
Property Type: Apartment



6/79 Pickles St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Private Sale
Date: 25/11/2021
Property Type: Apartment



113/95 Rouse St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 2 1

Price: \$1,200,000
Method: Private Sale
Date: 26/06/2021
Property Type: Apartment

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545