

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

508/166 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$675,000

Median sale price

Median price

\$870,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/04/2022

to

30/06/2022

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	208/63-69 Rouse St PORT MELBOURNE 3207	\$700,000	16/06/2022
2	201/2 Rouse St PORT MELBOURNE 3207	\$705,000	26/05/2022
3	120/232-242 Rouse St PORT MELBOURNE 3207	\$740,000	05/08/2022

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:

10/10/2022 12:37

508/166 Rouse Street, Port Melbourne Vic 3207



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Property Type: Apartment
Agent Comments

Jon Kett
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Indicative Selling Price
\$675,000
Median Unit Price
June quarter 2022: \$870,000

Comparable Properties



208/63-69 Rouse St PORT MELBOURNE 3207 (REI) **Agent Comments**

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Price: \$700,000
Method: Private Sale
Date: 16/06/2022
Property Type: Apartment



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

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Price: \$705,000
Method: Private Sale
Date: 26/05/2022
Property Type: Apartment



120/232-242 Rouse St PORT MELBOURNE 3207 (REI) **Agent Comments**

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Price: \$740,000
Method: Private Sale
Date: 05/08/2022
Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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