

# 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

65/85 Rouse Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,485,000

### Median sale price

Median price \$735,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/01/2019

to 31/12/2019

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 | 16/105 Beach St PORT MELBOURNE 3207  | \$1,412,500 | 30/11/2019   |
| 2 | 803/127 Beach St PORT MELBOURNE 3207 | \$1,400,000 | 30/08/2019   |
| 3 | 20/8 Graham St PORT MELBOURNE 3207   | \$1,386,000 | 31/08/2019   |

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:

28/01/2020 17:26



2 2 2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$1,350,000 - \$1,485,000

**Median Unit Price**

Year ending December 2019: \$735,000

## Comparable Properties



**16/105 Beach St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 2 1

**Price:** \$1,412,500

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** Apartment

**803/127 Beach St PORT MELBOURNE 3207 (VG)**

**Agent Comments**

2 - -

**Price:** \$1,400,000

**Method:** Sale

**Date:** 30/08/2019

**Property Type:** Strata Unit/Flat



**20/8 Graham St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,386,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Property Type:** Apartment

**Land Size:** 21717 sqm approx