

# 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 404/232 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 \$600,000 & \$630,000

### Median sale price

Median price \$835,500 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2020 to 31/03/2020 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	406/19-25 Nott St PORT MELBOURNE 3207	\$645,000	05/12/2019
2	18/334 Princes St PORT MELBOURNE 3207	\$620,000	21/01/2020
3	307/57 Bay St PORT MELBOURNE 3207	\$620,000	25/11/2019

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: 04/05/2020 10:49



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**406/19-25 Nott St PORT MELBOURNE 3207 (VG)**

Agent Comments



**Price:** \$645,000

**Method:** Sale

**Date:** 05/12/2019

**Property Type:** Strata Unit/Flat

**18/334 Princes St PORT MELBOURNE 3207 (VG)**

Agent Comments



**Price:** \$620,000

**Method:** Sale

**Date:** 21/01/2020

**Property Type:** Strata Flat - Single OYO Flat



**307/57 Bay St PORT MELBOURNE 3207 (VG)**

Agent Comments



**Price:** \$620,000

**Method:** Sale

**Date:** 25/11/2019

**Property Type:** Strata Unit/Flat