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

1/117 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$925,000		&		\$975,000			
Median sale p	rice							
Median price	\$730,500	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4/1 Liardet St PORT MELBOURNE 3207	\$975,000	02/09/2023
2	201/12 Princes St PORT MELBOURNE 3207	\$980,000	08/12/2023
3			

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:

06/05/2024 14:14



BigginScott





Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$925,000 - \$975,000 Median Unit Price March quarter 2024: \$730,500

Comparable Properties



4/1 Liardet St PORT MELBOURNE 3207 (REI/VG)

201/12 Princes St PORT MELBOURNE 3207



Price: \$975,000 Method: Auction Sale Date: 02/09/2023 Property Type: Unit Agent Comments

Agent Comments



(REI/VG) 2 2 2 1

Price: \$980,000 Method: Sold Before Auction Date: 08/12/2023 Property Type: Unit

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.

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propertydata



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