

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

181 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Port Melbourne

Period - From 07/08/2022 to 06/08/2023 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	63 Heath St PORT MELBOURNE 3207	\$980,000	24/03/2023
2	83 Raglan St PORT MELBOURNE 3207	\$1,670,000	25/02/2023
3	135 Bridge St PORT MELBOURNE 3207	\$2,100,000	27/05/2023

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: 07/08/2023 15:48



 1
  1
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

07/08/2022 - 06/08/2023: \$1,625,000

Comparable Properties

63 Heath St PORT MELBOURNE 3207 (REI)

Agent Comments

 1
  1
  -

Price: \$980,000

Method:

Date: 24/03/2023

Property Type: House

83 Raglan St PORT MELBOURNE 3207 (REI)

Agent Comments

 2
  1
  1

Price: \$1,670,000

Method:

Date: 25/02/2023

Property Type: House



135 Bridge St PORT MELBOURNE 3207 (REI)

Agent Comments

 4
  2
  2

Price: \$2,100,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 251 sqm approx

Account - Cayzer | P: 03 9699 5999