

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

217/232-242 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$420,000 & \$430,000

Median sale price

Median price \$749,000 Property Type Unit Suburb Port Melbourne

Period - From 09/02/2023 to 08/02/2024 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	116/232-242 Rouse St PORT MELBOURNE 3207	\$425,000	02/06/2023
2	214/232-242 Rouse St PORT MELBOURNE 3207	\$429,000	12/09/2023
3	104/232-242 Rouse St PORT MELBOURNE 3207	\$445,000	03/02/2024

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: 09/02/2024 14:42



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$430,000

Median Unit Price

09/02/2023 - 08/02/2024: \$749,000

Comparable Properties



116/232-242 Rouse St PORT MELBOURNE
3207 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$425,000

Method: Private Sale

Date: 02/06/2023

Property Type: Apartment



214/232-242 Rouse St PORT MELBOURNE
3207 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$429,000

Method: Private Sale

Date: 12/09/2023

Property Type: Apartment



104/232-242 Rouse St PORT MELBOURNE
3207 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$445,000

Method: Private Sale

Date: 03/02/2024

Property Type: Apartment

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700