

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

403/63-69 ROUSE STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

503/99 NOTT STREET PORT MELBOURNE VIC 3207	\$470,000	22-May-24
237/70 NOTT STREET PORT MELBOURNE VIC 3207	\$450,000	13-May-24
108/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$472,000	08-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 04 June 2024

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503/99 NOTT STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price ^{RS} **\$470,000** Sold Date **22-May-24**

Distance **0.54km**



237/70 NOTT STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price ^{RS} **\$450,000** Sold Date **13-May-24**

Distance **0.46km**



108/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205

1 1 1

Sold Price ^{RS} **\$472,000** Sold Date **08-Mar-24**

Distance **1.92km**

RS = Recent sale UN = Undisclosed Sale

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