

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 408/216 Rouse Street, Port Melbourne, VIC 3207

Indicative selling price

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

Single price or range between \$1,490,000 & \$1,630,000

Median sale price

Median price \$768,500 Property type Unit Suburb Port Melbourne
Period - From 02/07/2023 to 01/07/2024 Source pdol

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	304/ 111 Nott St, Port Melbourne Vic	\$1,655,000	07/05/2024
2	405/ 108 Bay St, Port Melbourne Vic	\$1,650,000	28/02/2024
3			

This Statement of Information was prepared on: 02/07/2024

