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

502/222-224 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$875,000		&		\$930,000			
Median sale p	rice							
Median price	\$768,500	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	01/04/2023	to	31/03/2024		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	403/166 Rouse St PORT MELBOURNE 3207	\$950,000	27/03/2024
2	606/101 Bay St PORT MELBOURNE 3207	\$933,000	08/06/2024
3	20a/200 Bay St PORT MELBOURNE 3207	\$885,000	10/05/2024

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:

26/06/2024 11:10





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Property Type: Apartment Agent Comments

Indicative Selling Price \$875,000 - \$930,000 Median Unit Price Year ending March 2024: \$768,500

Comparable Properties



403/166 Rouse St PORT MELBOURNE 3207 Agent Comments (REI/VG)



Price: \$950,000 Method: Auction Sale Date: 27/03/2024 Property Type: Unit



606/101 Bay St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$933,000 Method: Sold Before Auction Date: 08/06/2024 Property Type: Unit



20a/200 Bay St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$885,000 Method: Sold Before Auction Date: 10/05/2024 Property Type: Apartment

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propertydata

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