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

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



propertydata

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