

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 504/166 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$768,500 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2023 to 31/03/2024 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	111/1 Danks St.W PORT MELBOURNE 3207	\$750,000	30/04/2024
2	14/4 Seisman PI PORT MELBOURNE 3207	\$735,000	02/05/2024
3	307/166 Rouse St PORT MELBOURNE 3207	\$677,000	01/03/2024

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: 14/06/2024 17:14



2
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

Year ending March 2024: \$768,500

Comparable Properties



111/1 Danks St.W PORT MELBOURNE 3207 (REI)

Agent Comments

2
 1
 1

Price: \$750,000

Method: Private Sale

Date: 30/04/2024

Property Type: Apartment



14/4 Seisman PI PORT MELBOURNE 3207 (REI)

Agent Comments

2
 1
 1

Price: \$735,000

Method: Sold Before Auction

Date: 02/05/2024

Property Type: Unit



307/166 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 1
 1

Price: \$677,000

Method: Private Sale

Date: 01/03/2024

Property Type: Apartment

Land Size: 90 sqm approx

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