

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 506/232-242 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 \$775,000 & \$852,500

Median sale price

Median price \$745,000 Property type Unit Suburb PORT MELBOURNE

Period - From 22/04/2023 to 21/04/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 405/232-242 Rouse Street Port Melbourne Vic 3207 | \$806,000 | 2023-11-18 |
| 2 | 713/259 Normanby Road South Melbourne Vic 3205 | \$810,000 | 2023-12-27 |
| 3 | 1013/259 Normanby Road South Melbourne Vic 3205 | \$782,285 | 2023-10-23 |

This Statement of Information was prepared on: 22/04/2024

