

## 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

214/166 Rouse Street Port Melbourne VIC 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

### 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 6 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

213/166 Rouse Street Port Melbourne VIC 3207	\$600,000	30-Mar-21
55/2 Esplanade West Port Melbourne VIC 3207	\$615,000	08-Dec-20
4/7 Liardet Street Port Melbourne VIC 3207	\$580,000	05-Aug-20

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 6 months.~~

This Statement of Information was prepared on: 03 June 2021

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**213/166 Rouse Street Port Melbourne VIC 3207**

 1  1  1

Sold Price **\$600,000** Sold Date **30-Mar-21**

Distance -



**55/2 Esplanade West Port Melbourne VIC 3207**

 1  1  1

Sold Price **\$615,000** Sold Date **08-Dec-20**

Distance **0.35km**



**4/7 Liardet Street Port Melbourne VIC 3207**

 1  1  1

Sold Price **\$580,000** Sold Date **05-Aug-20**

Distance **0.55km**

RS = Recent sale      UN = Undisclosed Sale

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