

### 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

305C/142 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)

Range between

\$600,000

&

\$650,000

#### Median sale price

Median price

\$801,000

House

Unit

X

Suburb

Port Melbourne

Period - From

01/10/2018

to

31/12/2018

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	22/334 Princes St PORT MELBOURNE 3207	\$661,000	17/11/2018
2	21/3 Seisman PI PORT MELBOURNE 3207	\$657,500	08/12/2018
3	502/166 Rouse St PORT MELBOURNE 3207	\$622,500	10/11/2018

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.



 2    1    1

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**22/334 Princes St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments

 2    1    1

**Price:** \$661,000

**Method:** Auction Sale

**Date:** 17/11/2018

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 1824 sqm approx



**21/3 Seisman PI PORT MELBOURNE 3207**  
(REI)

Agent Comments

 1    1    2

**Price:** \$657,500

**Method:** Auction Sale

**Date:** 08/12/2018

**Rooms:** -

**Property Type:** Apartment



**502/166 Rouse St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments

 2    2    1

**Price:** \$622,500

**Method:** Auction Sale

**Date:** 10/11/2018

**Rooms:** 4

**Property Type:** Apartment