

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

309e/126 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$755,000

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	401/115 Nott St PORT MELBOURNE 3207	\$791,000	19/01/2019
2	410/244 Dorcas St SOUTH MELBOURNE 3205	\$765,000	03/12/2018
3	11/66 Montague St SOUTH MELBOURNE 3205	\$755,675	15/02/2019

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  2  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



401/115 Nott St PORT MELBOURNE 3207 (REI) Agent Comments

 2  2  1

Price: \$791,000

Method: Private Sale

Date: 19/01/2019

Rooms: -

Property Type: Apartment

410/244 Dorcas St SOUTH MELBOURNE 3205 (VG) Agent Comments

 2  -  -

Price: \$765,000

Method: Sale

Date: 03/12/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



11/66 Montague St SOUTH MELBOURNE 3205 (REI) Agent Comments

 2  1  1

Price: \$755,675

Method: Private Sale

Date: 15/02/2019

Rooms: -

Property Type: Apartment