

# RT Edgar

## STATEMENT OF INFORMATION

8 August 2019

### Property offered for sale

112/85 Rouse Street, Port Melbourne

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,425,000

### Median sale price

Median price \$750,000 House Unit x Suburb Port Melbourne

Period - From 01/04/2019 to 30/06/2019 Source REIV

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park consider these to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 202/115 Beach Street, Port Melbourne	\$1,365,000	27/07/2019
2 703E/126 Rouse Street, Port Melbourne	\$1,475,000	21/06/2019
3 58/39 Esplanade East, Port Melbourne	\$1,180,000	15/06/2019