

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 306/2 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$870,000 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2022 to 30/06/2022 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	306/38 Nott St PORT MELBOURNE 3207	\$585,000	17/06/2022
2	313/55 Bay St PORT MELBOURNE 3207	\$576,000	30/03/2022
3	405/52 Nott St PORT MELBOURNE 3207	\$560,000	11/04/2022

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.~~

This Statement of Information was prepared on: 18/07/2022 12:20



1 1 2

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

June quarter 2022: \$870,000

Comparable Properties



306/38 Nott St PORT MELBOURNE 3207 (REI) **Agent Comments**

1 1 1

Price: \$585,000

Method: Private Sale

Date: 17/06/2022

Property Type: Apartment



313/55 Bay St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

1 1 1

Price: \$576,000

Method: Private Sale

Date: 30/03/2022

Property Type: Apartment



405/52 Nott St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

1 1 1

Price: \$560,000

Method: Private Sale

Date: 11/04/2022

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999