

## 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 502/166 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)

Range between \$600,000 & \$650,000

#### Median sale price

Median price \$660,000 House Unit X Suburb Port Melbourne

Period - From 01/04/2018 to 30/06/2018 Source REIV

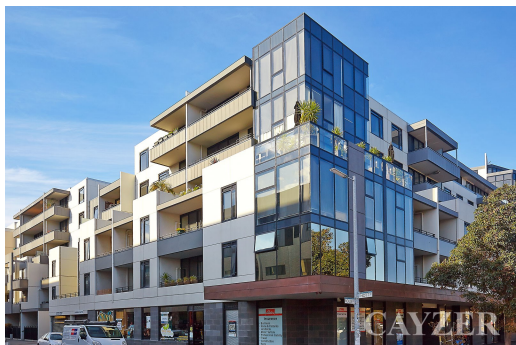
#### Comparable property sales (\*Delete A or B below as applicable)

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	212/19 Pickles St PORT MELBOURNE 3207	\$660,000	24/05/2018
2	11/2 Seisman PI PORT MELBOURNE 3207	\$645,000	20/07/2018
3	203/222-224 Rouse St PORT MELBOURNE 3207	\$645,000	18/06/2018

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  
  2  
  1

**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$600,000 - \$650,000  
**Median Unit Price**  
 June quarter 2018: \$660,000

## Comparable Properties



212/19 Pickles St PORT MELBOURNE 3207 (REI)

Agent Comments

 2  
  1  
  2

**Price:** \$660,000  
**Method:** Auction Sale  
**Date:** 24/05/2018  
**Rooms:** -  
**Property Type:** Apartment



11/2 Seisman PI PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 2  
  1  
  1

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 20/07/2018  
**Rooms:** 4  
**Property Type:** Apartment



203/222-224 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 2  
  2  
  1

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 18/06/2018  
**Rooms:** -  
**Property Type:** Apartment