

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	504/216 Rouse Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$800,000	&	\$880,000
J			

Median sale price

Median price	\$710,000	Hou	ISE	Unit	Х		Suburb	Port Melbourne
Period - From	01/04/2017	to	30/06/2017		Source	REIV		

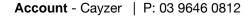
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	303/187 Graham St PORT MELBOURNE 3207	\$885,500	08/07/2017
2	503/232-242 Rouse St PORT MELBOURNE 3207	\$845,000	07/08/2017
3	711/101 Bay St PORT MELBOURNE 3207	\$820,000	02/09/2017

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.







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Agent Comments

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** June guarter 2017: \$710,000

Comparable Properties



303/187 Graham St PORT MELBOURNE 3207

(REI)

Price: \$885,500 Method: Auction Sale Date: 08/07/2017

Rooms: 3

Property Type: Apartment



503/232-242 Rouse St PORT MELBOURNE

3207 (REI)

-2



Price: \$845,000 Method: Private Sale Date: 07/08/2017

Rooms: -

Property Type: Apartment



711/101 Bay St PORT MELBOURNE 3207 (REI) Agent Comments

-2

Price: \$820,000 Method: Auction Sale Date: 02/09/2017 Rooms: 3

Property Type: Apartment

Account - Cayzer | P: 03 9646 0812





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Agent Comments

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