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

605c/142 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$890,000

Median sale price

Median price	\$755,000	Pro	operty Type Unit	t	Suburb	Port Melbourne
Period - From	01/07/2019	to	30/09/2019	Sourc	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	802G/93 Dow St, Port Melbourne, Vic 3207, Australia	\$896,000	30/09/2019
2	7/4 Graham St PORT MELBOURNE 3207	\$890,000	15/05/2019
3	707G/93 Dow St PORT MELBOURNE 3207	\$860,000	03/07/2019

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.

This Statement of Information was prepared on:

28/10/2019 14:42









Rooms: 4 Property Type: Apartment Land Size: 74 sqm approx Agent Comments Indicative Selling Price \$890,000 Median Unit Price September quarter 2019: \$755,000

Comparable Properties



802G/93 Dow St, Port Melbourne, Vic 3207, Agent Comments Australia (REI)



Price: \$896,000 Method: Date: 30/09/2019 Property Type: Apartment



7/4 Graham St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$890,000 Method: Private Sale Date: 15/05/2019 Property Type: Apartment



707G/93 Dow St PORT MELBOURNE 3207 (REI)

Price: \$860,000 Method: Private Sale Date: 03/07/2019 Property Type: Apartment

Account - Cayzer | P: 03 9646 0812



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments