Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 211/166 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale pr	rice							
Median price	\$798,500	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/176 Liardet St PORT MELBOURNE 3207	\$610,000	27/02/2023
2	714/101 Bay St PORT MELBOURNE 3207	\$610,000	29/12/2022
3	405/54 Nott St PORT MELBOURNE 3207	\$605,000	10/11/2022

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:

06/03/2023 15:30









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price Year ending December 2022: \$798,500

Comparable Properties



Price: \$610,000 Method: Private Sale Date: 27/02/2023 Property Type: Apartment

(REI)

1 2

714/101 Bay St PORT MELBOURNE 3207 (REI/VG)

2/176 Liardet St PORT MELBOURNE 3207

Agent Comments

Agent Comments



Price: \$610,000 Method: Private Sale Date: 29/12/2022 Property Type: Unit



405/54 Nott St PORT MELBOURNE 3207 / (REI/VG)

Agent Comments

Price: \$605,000 Method: Private Sale Date: 10/11/2022 Property Type: Unit

Account - Cayzer | P: 03 9699 5999

propertydata



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