### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	306/2 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	\$540,000	&	\$580,000
Range between	\$540,000	&	\$580,000

#### Median sale price

Median price	\$870,000	Pro	perty Type U	nit		Suburb	Port Melbourne
Period - From	01/04/2022	to	30/06/2022	So	ource	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

	aress of comparable property	1 1100	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.

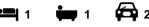
This Statement of Information was prepared on:	18/07/2022 12:20



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$540,000 - \$580,000 Median Unit Price June guarter 2022: \$870,000

## Comparable Properties



306/38 Nott St PORT MELBOURNE 3207 (REI)

1

**•** 1

Price: \$585,000 Method: Private Sale Date: 17/06/2022

Property Type: Apartment



313/55 Bay St PORT MELBOURNE 3207

(REI/VG)

**-**1





**Price:** \$576,000 **Method:** Private Sale **Date:** 30/03/2022

Property Type: Apartment

**Agent Comments** 

Agent Comments



405/52 Nott St PORT MELBOURNE 3207

(REI/VG)

**-**1





Price: \$560,000 Method: Private Sale Date: 11/04/2022

Property Type: Apartment

Agent Comments

Account - Cayzer | P: 03 9699 5999



