

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	307E/126 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

Single price \$749,000

Median sale price

Median price	\$642,000	Hou	se	Unit	Х		Suburb	Port Melbourne
Period - From	01/01/2018	to	31/03/2018		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

,	and on the parable property		Date 0. ca.c
1	1001/101 Bay St PORT MELBOURNE 3207	\$766,000	20/10/2017
2	205/88 Dow St PORT MELBOURNE 3207	\$730,000	19/04/2017
3	302E/126 Rouse St PORT MELBOURNE 3207	\$720,000	18/03/2017

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.

Account - Cayzer | P: 03 9699 5999





Price

Date of sale

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Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$749,000 Median Unit Price March quarter 2018: \$642,000

Comparable Properties



1001/101 Bay St PORT MELBOURNE 3207

(REI/VG)

— 1

Price: \$766,000 **Method:** Private Sale **Date:** 20/10/2017

Rooms: -

Property Type: Apartment

205/88 Dow St PORT MELBOURNE 3207

(REI/VG)

2





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Price: \$730,000

Method: Sold Before Auction

Date: 19/04/2017

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

302E/126 Rouse St PORT MELBOURNE 3207

(REI/VG)





Price: \$720,000 **Method:** Auction Sale **Date:** 18/03/2017

Rooms: 3

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999





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.

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Agent Comments