

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	401/2 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	\$800,000	&	\$880,000
		1	

Median sale price

Median price	\$660,000	Hou	se	Unit	Х	Su	burb	Port Melbourne
Period - From	01/04/2018	to	30/06/2018		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

Add	dress of comparable property	Price	Date of sale
1	29/3 Seisman PI PORT MELBOURNE 3207	\$875,000	24/03/2018
2	863/1 Esplanade West PORT MELBOURNE 3207	\$845,000	11/08/2018
3	19/1 Graham St PORT MELBOURNE 3207	\$883,000	28/04/2018

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 9646 0812





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Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** June quarter 2018: \$660,000

Comparable Properties



29/3 Seisman PI PORT MELBOURNE 3207

(REI)



Price: \$875.000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments



863/1 Esplanade West PORT MELBOURNE

3207 (REI)

2







Price: \$845,000 Method: Auction Sale **Date:** 11/08/2018

Rooms: -

Property Type: Apartment

19/1 Graham St PORT MELBOURNE 3207

(REI)





Price: \$883,000 Method: Auction Sale Date: 28/04/2018

Rooms: -

Property Type: Apartment

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Agent Comments

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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