

## 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 602D/134 Rouse Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

#### Median sale price

Median price \$716,250 House Unit X Suburb Port Melbourne  
Period - From 01/10/2017 to 30/09/2018 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	Price	Date of sale
1		
2		
3		

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.



2 2 1

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 100 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

Year ending September 2018: \$716,250

## Comparable Properties



**504/142 Rouse St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 2 2

**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 21/05/2018  
**Rooms:** -  
**Property Type:** Apartment

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.