

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 603/126 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$860,000 & \$940,000

Median sale price

Median price \$785,000 House Unit X Suburb Port Melbourne

Period - From 01/10/2017 to 31/12/2017 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	6/53 Johnston St PORT MELBOURNE 3207	\$985,000	19/10/2017
2	703g/93 Dow St PORT MELBOURNE 3207	\$985,000	05/10/2017
3	504/216 Rouse St PORT MELBOURNE 3207	\$867,500	18/11/2017

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.



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$860,000 - \$940,000
Median Unit Price
December quarter 2017: \$785,000

Comparable Properties



6/53 Johnston St PORT MELBOURNE 3207 **Agent Comments**
(REI/VG)

2 2 1

Price: \$985,000
Method: Sold Before Auction
Date: 19/10/2017
Rooms: -
Property Type: Apartment



703g/93 Dow St PORT MELBOURNE 3207 **Agent Comments**
(REI/VG)

2 2 1

Price: \$985,000
Method: Sold Before Auction
Date: 05/10/2017
Rooms: -
Property Type: Apartment



504/216 Rouse St PORT MELBOURNE 3207 **Agent Comments**
(REI)

2 2 1

Price: \$867,500
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: Unit