

#### 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	406/2 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 \$550,000	&	\$600,000
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#### Median sale price

Median price	\$785,000	Hou	se	Unit	х		Suburb	Port Melbourne
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

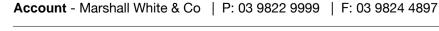
### Comparable property sales (\*Delete A or B below as applicable)

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 1 505/115 Nott St PORT MELBOURNE 3207 \$610,000 04/11/2017 2 306G/93 Dow St PORT MELBOURNE 3207 \$562,500 08/12/2017 3 11/6 Graham St PORT MELBOURNE 3207 \$560,000 16/12/2017

#### 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.







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