

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

406/2 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$642,000

House

Unit

X

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	Price	Date of sale
1	34/2 Esplanade West PORT MELBOURNE 3207	\$640,000	24/03/2018
2	27/3 Seisman PI PORT MELBOURNE 3207	\$605,000	02/12/2017
3	306G/93 Dow St PORT MELBOURNE 3207	\$562,500	08/12/2017

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.