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	401/166 Rouse Street Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$800,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Sep 2020	to	31 Aug 2021	Source	Corelogic

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 6 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
207/101 Bay Street Port Melbourne VIC 3207	$795,000	01-Apr-21
503/115 Nott Street Port Melbourne VIC 3207	$855,000	19-Apr-21
610/3 Tarver Street Port Melbourne VIC 3207	$806,000	08-Apr-21

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 6 months.~~

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Besim Kanacevic
P 96905366
M 0433338757
E besim.kanacevic@belleproperty.com



207/101 Bay Street Port Melbourne VIC 3207
2 2 1

Sold Price **$795,000** Sold Date **01-Apr-21**
Distance **0.09km**



503/115 Nott Street Port Melbourne VIC 3207
2 2 1

Sold Price **$855,000** Sold Date **19-Apr-21**
Distance **0.15km**



610/3 Tarver Street Port Melbourne VIC 3207
2 2 2

Sold Price **$806,000** Sold Date **08-Apr-21**
Distance **1.84km**

RS = Recent sale **UN** = Undisclosed Sale

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