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	302/2 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	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$795,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Mar 2021	to	28 Feb 2022	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
102/2 Rouse Street Port Melbourne VIC 3207	$710,000	05-Feb-22
302/19 Pickles Street Port Melbourne VIC 3207	$715,000	08-Dec-21
403/2 Rouse Street Port Melbourne VIC 3207	$806,000	03-Mar-22

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.~~

This Statement of Information was prepared on: 07 March 2022

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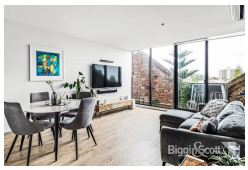
102/2 Rouse Street Port Melbourne VIC 3207

2 1 1

Sold Price RS **$710,000** Sold Date **05-Feb-22**

Distance **-**

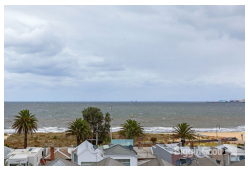


302/19 Pickles Street Port Melbourne VIC 3207

2 1 1

Sold Price **$715,000** Sold Date **08-Dec-21**

Distance **-**



403/2 Rouse Street Port Melbourne VIC 3207

2 1 1

Sold Price RS **$806,000** UN Sold Date **03-Mar-22**

Distance **-**

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

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