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	301/2 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	$820,000	~~or range between~~		&	

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
801/101 BAY STREET PORT MELBOURNE VIC 3207	$765,000	05-Mar-22
302/2 ROUSE STREET PORT MELBOURNE VIC 3207	$805,000	26-Mar-22
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: 29 March 2022

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801/101 BAY STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price RS **$765,000** UN Sold Date **05-Mar-22**

Distance **0.51km**



302/2 ROUSE STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price RS **$805,000** Sold Date **26-Mar-22**

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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