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	412/232-242 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	$420,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$732,500	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Feb 2023	to	31 Jan 2024	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.

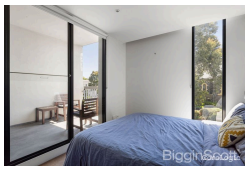
Address of comparable property	Price	Date of sale
104/232-242 ROUSE STREET PORT MELBOURNE VIC 3207	$445,000	03-Feb-24
214/232-242 ROUSE STREET PORT MELBOURNE VIC 3207	$429,000	12-Sep-23
507/55 BAY STREET PORT MELBOURNE VIC 3207	$440,000	13-Sep-23

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: 21 February 2024

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104/232-242 ROUSE STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price RS **$445,000** Sold Date **03-Feb-24**

Distance **0km**



214/232-242 ROUSE STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$429,000** Sold Date **12-Sep-23**

Distance **0km**



507/55 BAY STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$440,000** Sold Date **13-Sep-23**

Distance **0.18km**

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

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