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	317/232-242 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	$430,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$756,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Nov 2023	to	31 Oct 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
102/232-242 ROUSE STREET PORT MELBOURNE VIC 3207	$477,000	29-Jun-24
403/63-69 ROUSE STREET PORT MELBOURNE VIC 3207	$455,000	18-Jul-24
237/70 NOTT STREET PORT MELBOURNE VIC 3207	$450,000	13-May-24

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: 12 November 2024

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102/232-242 ROUSE STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$477,000** Sold Date **29-Jun-24**

Distance **0km**



403/63-69 ROUSE STREET PORT MELBOURNE VIC 3207

1 1 -

Sold Price **$455,000** Sold Date **18-Jul-24**

Distance **0.56km**



237/70 NOTT STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price **$450,000** Sold Date **13-May-24**

Distance **0.18km**

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

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