

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

185 Rosslyn Street, West Melbourne

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed / 1 Bath / 0 Car	\$*	Or range between	\$450,000	&	\$495,000
2 Bed / 2 Bath / 1 Car	\$*	Or range between	\$665,000	&	\$725,000
3 Bed / 2 Bath / 2 Car	\$*	Or range between	\$1,055,000	&	\$1,115,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

Suburb

Period - From To

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	23/80 Oshannassy Street, North Melbourne	\$530,000	17/8/17
	20/17-21 Blackwood Street, North Melbourne	\$504,000	22/7/17
	302/145 Roden Street, West Melbourne	\$517,000	2/6/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	918/422 Collins Street, Melbourne	\$750,000	27/4/17
	3/680 Victoria Street, North Melbourne	\$790,000	16/9/17
	2903/6-22 Pearl River Road, Docklands	\$748,000	31/7/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1008/429 Docklands Drive, Docklands	\$1,199,200	28/4/17
	30/11 Anderson Street, West Melbourne	\$1,180,000	1/5/17
	1106/1 Point Park Crescent, Docklands	\$1,185,000	15/8/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.