

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 301/145 Roden Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$475,000

Median sale price

Median price \$660,000 Property Type Unit Suburb West Melbourne

Period - From 01/07/2019 to 30/09/2019 Source REIV

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 six 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
1	71/171 Flemington Rd NORTH MELBOURNE 3051	\$495,000	26/10/2019
2	11/42 Shiel St NORTH MELBOURNE 3051	\$475,000	16/11/2019
3	8/42-44 Shiel St NORTH MELBOURNE 3051	\$465,000	15/08/2019

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 six months.~~

This Statement of Information was prepared on: 30/11/2019 08:53



Property Type: Apartment

Land Size: 46 sqm approx

Agent Comments

Comparable Properties



**71/171 Flemington Rd NORTH MELBOURNE
3051 (REI)**

Agent Comments



Price: \$495,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Apartment



11/42 Shiel St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$475,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Apartment



**8/42-44 Shiel St NORTH MELBOURNE 3051
(REI)**

Agent Comments



Price: \$465,000

Method: Sold Before Auction

Date: 15/08/2019

Property Type: Apartment