Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	301/145 Roden Street, West Melbourne Vic 3003
Including suburb and	
postcode	

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	Pro	perty Type U	nit		Suburb	West Melbourne
Period - From	01/07/2019	to	30/09/2019	Sc	urce	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

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



Date of sale



Trevor Gange 03 8415 6100 0499 332 211 trevorgange@jelliscraig.com.au

Indicative Selling Price \$475,000 **Median Unit Price** September quarter 2019: \$660,000



Property Type: Apartment

Land Size: 46 sqm approx **Agent Comments**

Comparable Properties



71/171 Flemington Rd NORTH MELBOURNE

3051 (REI)

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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) **└─** 2

Price: \$465.000

Method: Sold Before Auction

Date: 15/08/2019

Property Type: Apartment

Account - Jellis Craig





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments