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	409/162 Rosslyn Street, West Melbourne Vic 3003

Indicative selling price

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

Single price $325,000

Median sale price

Median price $500,000 Property Type Unit Suburb West Melbourne

Period - From 01/04/2022 to 31/03/2023 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	1604/280 Spencer St MELBOURNE 3000	$342,000	18/04/2023
2	2902/288 Spencer St MELBOURNE 3000	$335,000	17/03/2023
3	902/280 Spencer St MELBOURNE 3000	$305,000	21/04/2023

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: 23/05/2023 12:46

409/162 Rosslyn Street, West Melbourne Vic 3003

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1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$325,000
Median Unit Price
Year ending March 2023: $500,000

Comparable Properties



1604/280 Spencer St MELBOURNE 3000 (REI/VG)

1 1 1

Price: $342,000
Method: Private Sale
Date: 18/04/2023
Property Type: Apartment

Agent Comments



2902/288 Spencer St MELBOURNE 3000 (REI/VG)

1 1 1

Price: $335,000
Method: Private Sale
Date: 17/03/2023
Property Type: Apartment

Agent Comments



902/280 Spencer St MELBOURNE 3000 (REI)

1 1 1

Price: $305,000
Method: Private Sale
Date: 21/04/2023
Property Type: Apartment

Agent Comments

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