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 | 407.145 Roden Street, West Melbourne Vic 3003 |

## Indicative selling price

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

| | |
|---|---|
| Single price | $685,000 |

## Median sale price

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $565,000 | ~~House~~ | | Unit | X | Suburb | West Melbourne |
| Period - From | 01/01/2018 | to | 31/12/2018 | 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 | 3501/288 Spencer St MELBOURNE 3000 | $701,000 | 31/10/2018 |
| 2 | 43/9 Dryburgh St WEST MELBOURNE 3003 | $697,000 | 31/08/2018 |
| 3 | 34/801 Bourke St DOCKLANDS 3008 | $685,000 | 30/01/2019 |

**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.~~



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.



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**Rooms:**
**Property Type:**
Agent Comments

**Indicative Selling Price**
$685,000
**Median Unit Price**
Year ending December 2018: $565,000

## Comparable Properties



**3501/288 Spencer St MELBOURNE 3000 (REI)**

2 1 1

Agent Comments

**Price:** $701,000
**Method:** Sold Before Auction
**Date:** 31/10/2018
**Rooms:** 3
**Property Type:** Apartment
**Land Size:** 104 sqm approx



**43/9 Dryburgh St WEST MELBOURNE 3003 (REI)**

2 2 1

Agent Comments

**Price:** $697,000
**Method:** Private Sale
**Date:** 31/08/2018
**Rooms:** 4
**Property Type:** Apartment



**34/801 Bourke St DOCKLANDS 3008 (REI)**

2 2 1

Agent Comments

**Price:** $685,000
**Method:** Private Sale
**Date:** 30/01/2019
**Rooms:** 3
**Property Type:** Apartment
**Land Size:** 107 sqm approx



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