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	303/89 Roden Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $625,000 Property Type Unit Suburb West Melbourne

Period - From 14/10/2020 to 13/10/2021 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	103/150 Peel St NORTH MELBOURNE 3051	$670,000	30/06/2021
2	405/111 Canning St NORTH MELBOURNE 3051	$650,000	08/07/2021
3	24/198 Peel St NORTH MELBOURNE 3051	$626,000	26/06/2021

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: 14/10/2021 20:44

303/89 Roden Street, West Melbourne Vic 3003



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
14/10/2020 - 13/10/2021: $625,000

Comparable Properties



103/150 Peel St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $670,000
Method: Sold Before Auction
Date: 30/06/2021
Property Type: Unit

Agent Comments



405/111 Canning St NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $650,000
Method: Private Sale
Date: 08/07/2021
Property Type: Apartment

Agent Comments



24/198 Peel St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $626,000
Method: Private Sale
Date: 26/06/2021
Property Type: Apartment

Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

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