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	314/89 RODEN STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$513,750	Property type	Unit	Suburb	West Melbourne
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

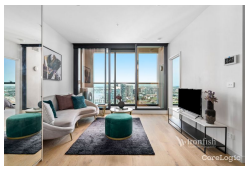
Address of comparable property	Price	Date of sale
2214/105 BATMAN STREET WEST MELBOURNE VIC 3003	$450,000	03-Nov-23
1114/65 DUDLEY STREET WEST MELBOURNE VIC 3003	$410,000	22-Dec-23
1001/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	$437,000	16-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 16 July 2024

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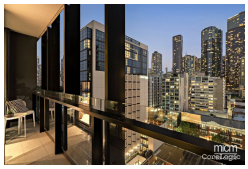


2214/105 BATMAN STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$450,000** Sold Date **03-Nov-23**

Distance **0.43km**



1114/65 DUDLEY STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$410,000** Sold Date **22-Dec-23**

Distance **0.34km**



1001/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$437,000** Sold Date **16-Mar-24**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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