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	9/87-101 Roden Street, West Melbourne, VIC 3003

Indicative selling price

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

Single price		or range between	$370,000	&	$390,000

Median sale price

Median price	$ 580,000	Property type	Unit	Suburb	WEST MELBOURNE
Period - From	29/01/2021	to	28/07/2021	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	511/105 Batman Street West Melbourne Vic 3003	$388,000	2021-06-19
2	1219/555 Flinders Street Melbourne Vic 3000	$370,000	2021-04-27
3	704/1-19 Bouverie Street Carlton Vic 3053	$370,000	2021-03-30

This Statement of Information was prepared on: 28/07/2021

CONSUMER AFFAIRS VICTORIA