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	16/89 Roden Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $485,000 & $530,000

Median sale price

Median price $523,250 Property Type Unit Suburb West Melbourne

Period - From 01/10/2023 to 30/09/2024 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	102/58 Jeffcott St WEST MELBOURNE 3003	$585,000	01/10/2024
2			
3			

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: 18/11/2024 10:55

16/89 Roden Street, West Melbourne Vic 3003



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$485,000 - $530,000
Median Unit Price
Year ending September 2024: $523,250

Comparable Properties



102/58 Jeffcott St WEST MELBOURNE 3003 (REI/VG)

2 1 1

Price: $585,000
Method: Private Sale
Date: 01/10/2024
Property Type: Apartment

Agent Comments

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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