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	5/162 Rosslyn Street, West Melbourne Vic 3003

Indicative selling price

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

Single price $460,000

Median sale price

Median price $565,500 Property Type Unit Suburb West Melbourne

Period - From 17/09/2023 to 16/09/2024 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	2313/65 Dudley St WEST MELBOURNE 3003	$450,000	02/09/2024
2	405/118 Dudley St WEST MELBOURNE 3003	$470,000	20/07/2024
3	112/89 Roden St WEST MELBOURNE 3003	$470,000	14/06/2024

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: 17/09/2024 15:15

5/162 Rosslyn Street, West Melbourne Vic 3003

Oscar Jones
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$460,000
Median Unit Price
17/09/2023 - 16/09/2024: $565,500

Modern, ground floor apartment with balcony space.

Comparable Properties



2313/65 Dudley St WEST MELBOURNE 3003 (REI)

2 1 -

Price: $450,000
Method: Private Sale
Date: 02/09/2024
Property Type: House

Agent Comments

Superior floor area, offers no parking.



405/118 Dudley St WEST MELBOURNE 3003 (REI)

2 1 1

Price: $470,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Apartment

Agent Comments

Inferior building, inferior location, superior outlook.



112/89 Roden St WEST MELBOURNE 3003 (REI)

2 1 1

Price: $470,000
Method: Private Sale
Date: 14/06/2024
Property Type: Apartment

Agent Comments

Inferior condition, superior outlook.

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