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	13/50 Rosslyn Street, West Melbourne Vic 3003

Indicative selling price

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

Single price	$390,000

Median sale price

Median price	$559,000	Property Type	Unit	Suburb	West Melbourne
Period - From	01/01/2024	to	31/03/2024	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	1219/555 Swanston St CARLTON 3053	$413,625	19/01/2024
2	1408/620 Collins St MELBOURNE 3000	$395,000	27/02/2024
3	25/50 Rosslyn St WEST MELBOURNE 3003	$370,000	22/03/2024

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: 12/04/2024 16:20

13/50 Rosslyn Street, West Melbourne Vic 3003

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2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$390,000
Median Unit Price
March quarter 2024: $559,000

Single level, two bedroom apartment with balcony.

Comparable Properties



1219/555 Swanston St CARLTON 3053 (REI/VG)

2 1 -

Price: $413,625
Method: Private Sale
Date: 19/01/2024
Rooms: 4
Property Type: Apartment

Agent Comments

Superior condition.



1408/620 Collins St MELBOURNE 3000 (REI)

2 1 -

Price: $395,000
Method: Private Sale
Date: 27/02/2024
Property Type: Apartment

Agent Comments

Superior condition.



25/50 Rosslyn St WEST MELBOURNE 3003 (REI)

2 1 -

Price: $370,000
Method: Private Sale
Date: 22/03/2024
Property Type: Unit

Agent Comments

Inferior outlook, inferior aspect.

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