

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 215/89 Roden Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$360,000 & \$396,000

Median sale price

Median price \$550,200 Property Type Unit Suburb West Melbourne

Period - From 01/01/2021 to 31/03/2021 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	2206/601 Little Lonsdale St MELBOURNE 3000	\$385,000	09/06/2021
2	102/130 Errol St NORTH MELBOURNE 3051	\$445,000	29/05/2021
3	1/58 Byron St NORTH MELBOURNE 3051	\$400,000	30/04/2021

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: 28/06/2021 11:11



Rooms: 3
Property Type: APARTMENT
Land Size: Australia sqm approx
Agent Comments
Exceptional light filled 1 bedroom apartment with city views

Indicative Selling Price
\$360,000 - \$396,000
Median Unit Price
March quarter 2021: \$550,200

Comparable Properties



2206/601 Little Lonsdale St MELBOURNE 3000 Agent Comments
(REI)



Price: \$385,000
Method: Private Sale
Date: 09/06/2021
Property Type: Apartment



102/130 Errol St NORTH MELBOURNE 3051 Agent Comments
(REI)



Price: \$445,000
Method: Auction Sale
Date: 29/05/2021
Property Type: Apartment

1/58 Byron St NORTH MELBOURNE 3051 (VG) Agent Comments



Price: \$400,000
Method: Sale
Date: 30/04/2021
Property Type: Flat/Unit/Apartment (Res)