

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 307/141 Roden Street, West Melbourne Vic 3003

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$660,000 House Unit X Suburb West Melbourne

Period - From 01/01/2017 to 31/12/2017 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	1305/604 Swanston St CARLTON 3053	\$430,000	22/02/2018
2	1315/673 La Trobe St DOCKLANDS 3008	\$422,500	17/11/2017
3	1805/8 exploration La MELBOURNE 3000	\$420,000	27/11/2017

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.



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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending December 2017: \$660,000

Comparable Properties



1305/604 Swanston St CARLTON 3053 (REI)

Agent Comments

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Price: \$430,000
Method: Private Sale
Date: 22/02/2018
Rooms: 3
Property Type: Apartment



1315/673 La Trobe St DOCKLANDS 3008 (REI/VG)

Agent Comments

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Price: \$422,500
Method: Private Sale
Date: 17/11/2017
Rooms: 4
Property Type: Apartment



1805/8 exploration La MELBOURNE 3000 (REI)

Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 27/11/2017
Rooms: -
Property Type: Apartment