

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

404/135 Roden Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$525,000

House

Unit

X

Suburb

West Melbourne

Period - From 01/01/2019

to

31/03/2019

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	407/145 Roden St WEST MELBOURNE 3003	\$720,000	14/03/2019
2	45/33 Jeffcott St WEST MELBOURNE 3003	\$666,100	09/04/2019
3	4/43-51 Jeffcott St WEST MELBOURNE 3003	\$600,000	15/12/2018

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



407/145 Roden St WEST MELBOURNE 3003 (REI)

Agent Comments

2 2 1

Price: \$720,000

Method: Private Sale

Date: 14/03/2019

Rooms: -

Property Type: Apartment



45/33 Jeffcott St WEST MELBOURNE 3003 (REI)

Agent Comments

2 1 1

Price: \$666,100

Method: Private Sale

Date: 09/04/2019

Rooms: -

Property Type: Apartment



4/43-51 Jeffcott St WEST MELBOURNE 3003 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Auction Sale

Date: 15/12/2018

Rooms: -

Property Type: Apartment