

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

2 bed 2 bath 2 car park brand new apartment Roden STREET WEST
MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$812,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

201/25 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$840,000	09-May-23
1907/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$850,000	20-May-23
703/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$790,000	25-Jun-22

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 6 months.

This Statement of Information was prepared on: 07 July 2023



**201/25 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

 2  2  2

Sold Price

\$840,000

Sold Date **09-May-23**

Distance **0.23km**



**1907/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  2

Sold Price

^{RS} **\$850,000**

Sold Date **20-May-23**

Distance **0.58km**



**703/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

 2  2  2

Sold Price

\$790,000

Sold Date **25-Jun-22**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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