

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 309/135 Roden Street, WEST MELBOURNE 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$519,000**

### Median sale price

Median **Unit** for **WEST MELBOURNE** for period **Sep 2017 - Dec 2017**

Sourced from [Realestate.com.au](http://Realestate.com.au).

**\$602,194**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**23/70 Oshanassy Street,**  
North Melbourne 3051

Price **\$538,000** Sold 15  
December 2017

**405/135-137 Roden Street,**  
West Melbourne 3003

Price **\$560,000** Sold 26  
September 2017

**109/11 Stawell Street,**  
North Melbourne 3051

Price **\$528,000** Sold 21  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com.au](http://Realestate.com.au).

Unit  
2 beds 1 baths 1 parking

### MICM Real Estate

178 City Road,  
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### Contact agents



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