

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 108/121 Rosslyn Street, West Melbourne VIC 3003

**Indicative selling price**

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

Range between \$550,000 & \$580,000

**Median sale price**

Median price \$540,000 Property type Unit Suburb West Melbourne

Period - From 01/07/2023 to 30/09/2023 Source REIV

**Comparable property sales**

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
809/65 Dudley Street, West Melbourne VIC 3003	\$580,000	05/10/2023
110/23 Batman Street, West Melbourne VIC 3003	\$580,000	23/06/2023
403/175 Rosslyn Street, West Melbourne VIC 3003	\$570,000	20/06/2023

This Statement of Information was prepared on: 15 November 2023