

# 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

5/14-20 Roden 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 \$900,000

&

\$950,000

### Median sale price

Median price \$730,500

Property Type Unit

Suburb West Melbourne

Period - From 01/04/2019

to 30/06/2019

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	4/14-20 Roden St WEST MELBOURNE 3003	\$960,000	11/09/2019
2	20 Trafalgar PI NORTH MELBOURNE 3051	\$950,000	31/05/2019
3	1/245 Adderley St WEST MELBOURNE 3003	\$930,000	17/04/2019

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.~~

This Statement of Information was prepared on:

30/09/2019 14:18



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median Unit Price**  
June quarter 2019: \$730,500

## Comparable Properties



**4/14-20 Roden St WEST MELBOURNE 3003 (REI)**

Agent Comments



**Price:** \$960,000  
**Method:** Sold Before Auction  
**Date:** 11/09/2019  
**Property Type:** Townhouse (Res)



**20 Trafalgar PI NORTH MELBOURNE 3051 (REI)**

Agent Comments



**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 31/05/2019  
**Property Type:** Townhouse (Single)



**1/245 Adderley St WEST MELBOURNE 3003 (REI)**

Agent Comments



**Price:** \$930,000  
**Method:** Sold Before Auction  
**Date:** 17/04/2019  
**Property Type:** Townhouse (Res)