

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 207/89 Roden Street, West Melbourne, VIC 3003

Indicative selling price

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

Price Range \$570,000 & \$620,000

Median sale price

Median price \$577,500 Property Type Apartment Suburb West Melbourne (3003)
Period - From 04/10/2023 to 04/10/2024 Source REA

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
1008/601 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$603,000	18/07/2024
4801/38 ROSE LANE, MELBOURNE VIC 3000	\$600,000	27/08/2024
3106/639 LONSDALE STREET, MELBOURNE VIC 3000	\$608,980	19/07/2024

This Statement of Information was prepared on: 04/10/2024