

## 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

105/121 ROSSLYN STREET WEST MELBOURNE VIC 3003

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$580,000

### 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

403/175 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$570,000	20-Jun-23
3110/350 WILLIAM STREET MELBOURNE VIC 3000	\$550,000	06-Feb-23
102/639 LONSDALE STREET MELBOURNE VIC 3000	\$570,000	21-Mar-23

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: 04 July 2023



**403/175 ROSSLYN STREET WEST  
MELBOURNE VIC 3003**

2 2 1

Sold Price

<sup>RS</sup> **\$570,000** Sold Date **20-Jun-23**

Distance **0.15km**



**3110/350 WILLIAM STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$550,000** Sold Date **06-Feb-23**

Distance **0.57km**



**102/639 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$570,000** Sold Date **21-Mar-23**

Distance **0.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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