

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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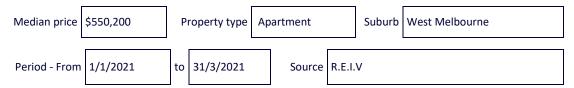
Address	
Including suburb and	205/141-145 Roden Street, West Melbourne 3003
postcode	

## Indicative selling price

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

Single price \$349,000

## Median sale price



## **Comparable property sales**

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
214/9 Dryburgh Street, West Melbourne 3003	\$350,000	20/1/2021
714/65 Dudley Street, West Melbourne 3003	\$339,000	10/2/2021
302/82-84 Ireland Street, West Melbourne	\$341,500	25/3/2021

This Statement of Information was prepared on: 20/5/2021