

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

308/135-137 RODEN STREET WEST MELBOURNE VIC 3003

Indicative selling price

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

Single Price

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

202/145 RODEN STREET WEST MELBOURNE VIC 3003	\$478,000	20-May-22
104/107 HAWKE STREET WEST MELBOURNE VIC 3003	\$470,000	16-Aug-22
310/140 DUDLEY STREET WEST MELBOURNE VIC 3003	\$492,500	28-Jun-22

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: 25 October 2022


**202/145 RODEN STREET WEST
MELBOURNE VIC 3003**
 2  1  1

 Sold Price **\$478,000** Sold Date **20-May-22**

 Distance **0.03km**

**104/107 HAWKE STREET WEST
MELBOURNE VIC 3003**
 2  1  1

 Sold Price **\$470,000** Sold Date **16-Aug-22**

 Distance **0.11km**

**310/140 DUDLEY STREET WEST
MELBOURNE VIC 3003**
 2  1  1

 Sold Price **\$492,500** Sold Date **28-Jun-22**

 Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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