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

7/234 Roden Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,150,000		&		\$1,250,000					
Median sale p	rice									
Median price	\$1,152,500	Pro	operty Type	Том	/nhouse		Suburb	West Melbourne		
Period - From	28/01/2024	to	27/01/2025		So	ource	Property	/ Data		

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.

Ado	dress of comparable property	Price	Date of sale
1	1/55 Abbotsford St WEST MELBOURNE 3003	\$1,300,000	29/11/2024
2	2/123-125 Stanley St WEST MELBOURNE 3003	\$1,180,000	12/12/2024
3	6/16 Roden St WEST MELBOURNE 3003	\$1,105,000	18/09/2024

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:

28/01/2025 14:48



LUCAS MILLS

Lucas Mills





Property Type: Townhouse (Res) Agent Comments

0410037682 0410037682 lucas.mills@lucasmills.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median Townhouse Price** 28/01/2024 - 27/01/2025: \$1,152,500

Redefining warehouse living, this three-bedroom inner-city townhouse resides within the historic Moorside Wool Co building.

Comparable Properties



1/55 Abbotsford St WEST MELBOURNE 3003 (REI)



Price: \$1,300,000 Method: Date: 29/11/2024 Property Type: Townhouse (Single)

Agent Comments

Similar style property built across multiple levels in comparable location. Slightly more modern internally.



2/123-125 Stanley St WEST MELBOURNE 3003 (REI)



Price: \$1,180,000 Method: Private Sale Date: 12/12/2024

Agent Comments

Similar style property in comparable location. Offering one less bathroom.



Property Type: Townhouse (Single)

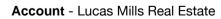
6/16 Roden St WEST MELBOURNE 3003 (VG)



Price: \$1,105,000 Method: Sale Date: 18/09/2024 Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Inferior location, inferior size and inferior accommodation.





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