

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

7/220-228 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

\$950,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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

5/220-228 RODEN STREET WEST MELBOURNE VIC 3003	\$915,000	14-Oct-23
2/220-228 RODEN STREET WEST MELBOURNE VIC 3003	\$1,105,000	17-Jan-24
1601/5 CARAVEL LANE DOCKLANDS VIC 3008	\$950,000	19-Dec-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: 09 August 2024



**5/220-228 RODEN STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$915,000

Sold Date

14-Oct-23



2



2



1

Distance

0km



**2/220-228 RODEN STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$1,105,000

Sold Date

17-Jan-24



2



2



1

Distance

0.01km



**1601/5 CARAVEL LANE
DOCKLANDS VIC 3008**

Sold Price

\$950,000

Sold Date

19-Dec-23



3



2



1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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