



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

G06/162 Rosslyn Street, West Melbourne, 3003

Indicative selling price

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

Single price \$459,000.00

or range between

&

Median sale price

Median price

\$550,200.00

Property type

Unit/Apartment

Suburb

WEST MELBOURNE

Period - From

Jan 2021

to

Mar 2021

Source

REIV

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
1102/677 La Trobe St DOCKLANDS 3008	\$455,000.00	29/04/2021
2101/280 Spencer St MELBOURNE 3000	\$460,000.00	8/12/2020
G05/162 Rosslyn St WEST MELBOURNE 3003	\$460,000.00	16/01/2021

This Statement of Information was prepared on: Wednesday 02nd June 2021