

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

42-50 ROSSLYN 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

\$445,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

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

912/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$520,000	20-Feb-23
606/140 DUDLEY STREET WEST MELBOURNE VIC 3003	\$496,000	01-Feb-23
306/107 HAWKE STREET WEST MELBOURNE VIC 3003	\$495,000	30-Jan-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: 30 July 2023



**912/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$520,000** Sold Date **20-Feb-23**

Distance **0.37km**



**606/140 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$496,000** Sold Date **01-Feb-23**

Distance **0.29km**



**306/107 HAWKE STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$495,000** Sold Date **30-Jan-23**

Distance **0.5km**



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

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **11-Apr-23**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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