

# 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

8/135 Roden Street, West Melbourne Vic 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$555,000

### Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

West Melbourne

Period - From

01/01/2021

to

31/12/2021

Source

REIV

### 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.

	Address of comparable property	Price	Date of sale
1	2501N/889 Collins St DOCKLANDS 3008	\$560,000	14/01/2022
2	16/61 Haines St NORTH MELBOURNE 3051	\$535,000	07/02/2022
3	2/417 Dryburgh St NORTH MELBOURNE 3051	\$531,000	14/01/2022

**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:

07/03/2022 12:27

8/135 Roden Street, West Melbourne Vic 3003

David Vraca  
03 9347 1170  
0412 615 532  
david.vraca@belleproperty.com



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$555,000

**Median Unit Price**

Year ending December 2021: \$582,500

## Comparable Properties



**2501N/889 Collins St DOCKLANDS 3008**  
(REI/VG)

Agent Comments

2 1 1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 14/01/2022

**Property Type:** Apartment



**16/61 Haines St NORTH MELBOURNE 3051**  
(REI)

Agent Comments

2 1 -

**Price:** \$535,000

**Method:** Sold Before Auction

**Date:** 07/02/2022

**Property Type:** Apartment

**2/417 Dryburgh St NORTH MELBOURNE 3051**  
(REI)

Agent Comments

2 1 1

**Price:** \$531,000

**Method:** Private Sale

**Date:** 14/01/2022

**Property Type:** Apartment

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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