

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

2/14-20 Roden Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$920,000 & \$970,000

Median sale price

Median price \$625,000 Property Type Unit Suburb West Melbourne

Period - From 17/11/2019 to 16/11/2020 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	190 Roden St WEST MELBOURNE 3003	\$1,215,000	16/07/2020
2	192 Roden St WEST MELBOURNE 3003	\$1,215,000	13/06/2020
3			

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: 17/11/2020 10:42



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Property Type: Townhouse

Land Size: 140 sqm approx

Agent Comments

Indicative Selling Price

\$920,000 - \$970,000

Median Unit Price

17/11/2019 - 16/11/2020: \$625,000

Comparable Properties



190 Roden St WEST MELBOURNE 3003 (REI)

Agent Comments

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Price: \$1,215,000

Method: Private Sale

Date: 16/07/2020

Property Type: Townhouse (Single)



192 Roden St WEST MELBOURNE 3003 (REI)

Agent Comments

🛏 3 🛋 2 🚗 1

Price: \$1,215,000

Method: Private Sale

Date: 13/06/2020

Property Type: Townhouse (Single)

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.