## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 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 betweer	\$920,000		&		\$970,000					
Median sale price										
Median price	\$625,000	Pro	operty Type	Unit			Suburb	West Melbourne		
Period - From	17/11/2019	to	16/11/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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









**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



Price: \$1,215,000 Method: Private Sale Date: 16/07/2020 Property Type: Townhouse (Single)



192 Roden St WEST MELBOURNE 3003 (REI) Agent Comments



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.

#### Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.