

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 108/121 Rosslyn Street, West Melbourne VIC 3003

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$540,000 Property type Unit Suburb West Melbourne

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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
809/65 Dudley Street, West Melbourne VIC 3003	\$580,000	05/10/2023
110/23 Batman Street, West Melbourne VIC 3003	\$580,000	23/06/2023
403/175 Rosslyn Street, West Melbourne VIC 3003	\$570,000	20/06/2023

This Statement of Information was prepared on: 15 November 2023