

# 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

311/141-149 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:

\$325,000

### Median sale price

Median price

\$345,750

Property type

Unit

Suburb

WEST MELBOURNE VIC 3003

Period - From

28/05/2020

to

28/05/2021

Source

[www.realestate.com.au](http://www.realestate.com.au)

### 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
1. 714/65 Dudley Street, West Melbourne Vic 3003	\$339,000	10/02/2021
2. 302/82-84 Ireland Street, West Melbourne Vic 3003	\$341,500	25/03/2021
3. 214/9 Dryburgh Street, West Melbourne Vic 3003	\$350,000	20/01/2021

This Statement of Information was prepared on:

16/06/2021