

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

112/89 RODEN STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

306/145 RODEN STREET WEST MELBOURNE VIC 3003	\$483,000	22-Sep-23
501/162-174 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$497,000	27-Nov-23
111/140 DUDLEY STREET WEST MELBOURNE VIC 3003	\$468,000	27-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 30 January 2024

**306/145 RODEN STREET WEST
MELBOURNE VIC 3003**2  1  1 Sold Price **\$483,000** Sold Date **22-Sep-23**Distance **0.16km****501/162-174 ROSSLYN STREET
WEST MELBOURNE VIC 3003**2  1  1 Sold Price **\$497,000** Sold Date **27-Nov-23**Distance **0.18km****111/140 DUDLEY STREET WEST
MELBOURNE VIC 3003**2  1  1 Sold Price **\$468,000** Sold Date **27-Oct-23**Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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