

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

210/121 ROSSLYN 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

213/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$425,000	03-May-24
708/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$430,000	07-Mar-24
2014/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$452,000	27-May-24

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: 02 July 2024



**213/9 DRYBURGH STREET WEST
MELBOURNE VIC 3003**

 1
  1
  1

Sold Price **\$425,000** Sold Date **03-May-24**

Distance **0.77km**



**708/58 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

 1
  1
  1

Sold Price **\$430,000** Sold Date **07-Mar-24**

Distance **0.3km**



**2014/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 1
  1
  1

Sold Price ^{RS} **\$452,000** Sold Date **27-May-24**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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