

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

210/89 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,250

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

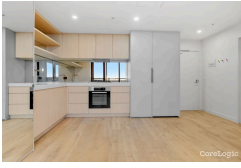
Date of sale

83-113 BATMAN STREET WEST MELBOURNE VIC 3003	\$365,000	10-Oct-23
2204/28 WILLS STREET MELBOURNE VIC 3000	\$340,000	31-Jan-24
4009/38 ROSE LANE MELBOURNE VIC 3000	\$360,000	13-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: 04 March 2024



**83-113 BATMAN STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

^{RS} **\$365,000**

Sold Date **10-Oct-23**

Distance **0.46km**



**2204/28 WILLS STREET
MELBOURNE VIC 3000**

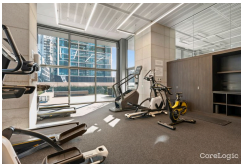
 1  1  -

Sold Price

^{RS} **\$340,000**

Sold Date **31-Jan-24**

Distance **0.83km**



**4009/38 ROSE LANE MELBOURNE
VIC 3000**

 1  1  -

Sold Price

\$360,000

Sold Date **13-Oct-23**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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