



## 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

215/145 Roden Street, West Melbourne, 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$430,000.00

&

\$460,000.00

### Median sale price

Median price

\$511,250.00

Property type

Suburb

WEST MELBOURNE

Period - From

Mar 2023

to

Feb 2024

Source

Corelogic

### Comparable property sales

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
2001/220 SPENCER STREET MELBOURNE VIC 3000	\$440,000.00	30/11/2023
1207/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$438,750.00	16/10/2023
1217/199 WILLIAM STREET MELBOURNE VIC 3000	\$430,000.00	10/01/2024

This Statement of Information was prepared on:

Wednesday 06th March 2024