

# 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 5/220 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)

Range between \$875,000 & \$925,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb West Melbourne

Period - From 30/08/2022 to 29/08/2023 Source REIV

### 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 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	1/2 Scotia St NORTH MELBOURNE 3051	\$950,000	26/08/2023
2	17a Sutton St NORTH MELBOURNE 3051	\$901,500	05/08/2023
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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 six months.

This Statement of Information was prepared on: 30/08/2023 15:05



**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$875,000 - \$925,000

**Median House Price**

30/08/2022 - 29/08/2023: \$1,300,000

“Due to a lack of sales data in the past 3 months the quarterly median sale price is unavailable. For the aforementioned reason we have adopted the annual median sale price for the purposes of this report”

## Comparable Properties



**1/2 Scotia St NORTH MELBOURNE 3051 (REI)** Agent Comments



**Price:** \$950,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** Townhouse (Res)



**17a Sutton St NORTH MELBOURNE 3051 (REI)** Agent Comments



**Price:** \$901,500

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** Townhouse (Res)

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 six months.

Account - Jellis Craig