Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/220 Roden Street, West Melbourne Vic 3003

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$875,000		&		\$925,000			
Median sale pr	rice							
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	West Melbourne
Period - From	30/08/2022	to	29/08/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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
3			

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

Trevor Gange 03 8415 6100 0499 332 211 trevorgange@jelliscraig.com.au

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



property data

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