

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

7/220-228 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

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

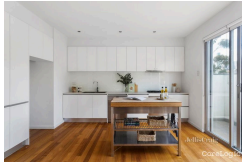
Date of sale

5/220-228 RODEN STREET WEST MELBOURNE VIC 3003	\$915,000	14-Oct-23
2/220-228 RODEN STREET WEST MELBOURNE VIC 3003	\$1,105,000	18-Jan-24
10/45 LEVESON STREET NORTH MELBOURNE VIC 3051	\$1,065,000	21-Mar-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: 28 March 2024



**5/220-228 RODEN STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$915,000

Sold Date

14-Oct-23

Distance

0km



**2/220-228 RODEN STREET WEST
MELBOURNE VIC 3003**

3 2 1

Sold Price

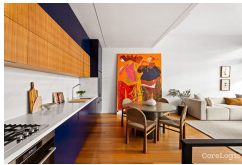
^{RS} **\$1,105,000**

Sold Date

18-Jan-24

Distance

0.01km



**10/45 LEVESON STREET NORTH
MELBOURNE VIC 3051**

2 2 1

Sold Price

^{RS} **\$1,065,000**

Sold Date

21-Mar-24

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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