

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

68 Roden Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,200,000

&

\$2,400,000

Median sale price*

Median price

\$1,385,000

House

X

Unit

Suburb

West Melbourne

Period - From

21/03/2017

to

12/03/2018

Source

REA

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 | | |
| 2 | | |
| 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.



Rooms:
Property Type: House
Land Size: 259.464 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,400,000
Median House Price *
 21/03/2017 - 12/03/2018: \$1,385,000
 * Agent calculated median

"This advice does not form part of this Statement of Information *Important advice about the Median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistical

Comparable Properties



88 Roden St WEST MELBOURNE 3003 (REI) Agent Comments



Price: \$2,371,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: House
Land Size: 204 sqm approx



150-152 Roden St WEST MELBOURNE 3003 (REI) Agent Comments



Price: \$2,290,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (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.