



2   1   1

**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$495,000  
**Median Unit Price**  
Year ending March 2017: \$623,750

## Comparable Properties

**G01/493 Victoria St WEST MELBOURNE 3003 (REI)**   Agent Comments

2   1   1

**Price:** \$494,000  
**Method:** Private Sale  
**Date:** 18/05/2017  
**Rooms:** -  
**Property Type:** Apartment



**102/145 Roden St WEST MELBOURNE 3003 (REI/VG)**   Agent Comments

2   1   1

**Price:** \$494,000  
**Method:** Private Sale  
**Date:** 30/01/2017  
**Rooms:** -  
**Property Type:** Apartment



**104/101-107 Hawke St WEST MELBOURNE 3003 (REI)**   Agent Comments

2   1   1

**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 09/06/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 63 sqm approx

## 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 307/141 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)

Single price \$495,000

**Median sale price**

Median price \$623,750

Unit X

Suburb West Melbourne

Period - From 01/04/2016 to 31/03/2017

Source REIV

**Comparable property sales**

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
G01/493 Victoria St WEST MELBOURNE 3003	\$494,000	18/05/2017
102/145 Roden St WEST MELBOURNE 3003	\$494,000	30/01/2017
104/101-107 Hawke St WEST MELBOURNE 3003	\$465,000	09/06/2017