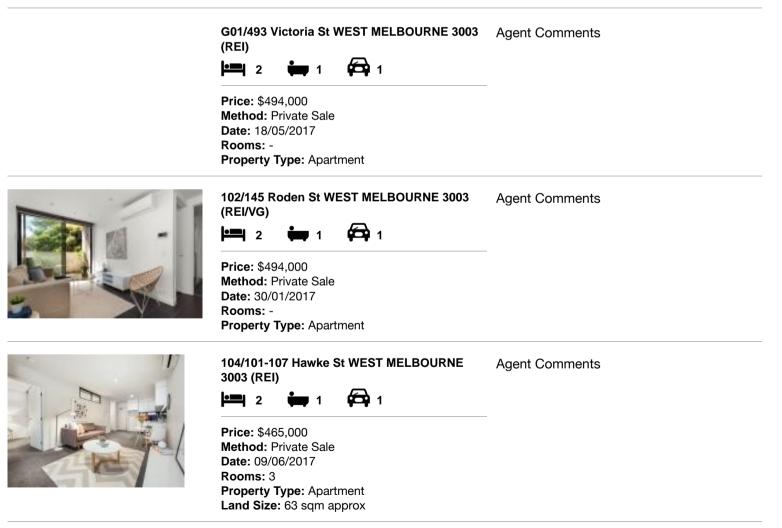




Rooms: Property Type: Agent Comments Indicative Selling Price \$495,000 Median Unit Price Year ending March 2017: \$623,750

Comparable Properties



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

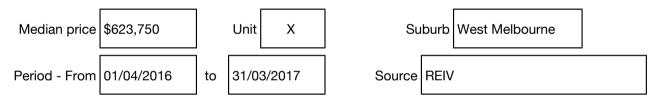
Address 307/141 Roden Street, West Melbourne Vic 3003 Including suburb and postcode

Indicative selling price

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

Single price \$495,000

Median sale price



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

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