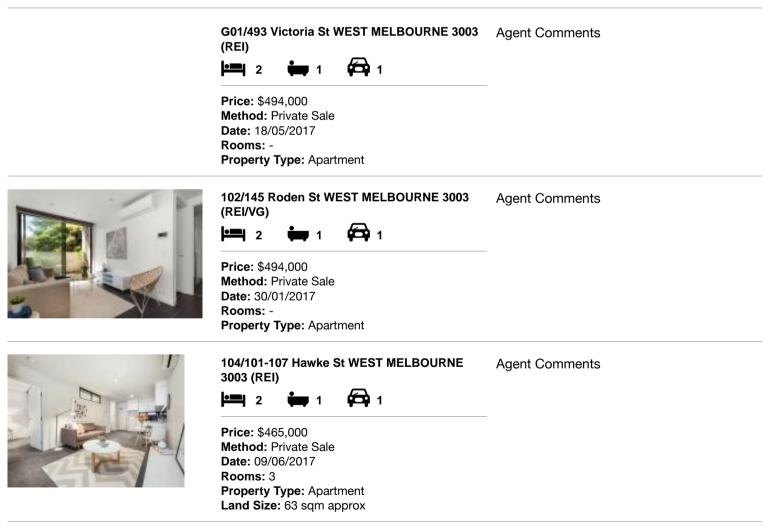




Rooms: Property Type: Agent Comments Indicative Selling Price \$495,000 Median Unit Price Year ending March 2017: \$623,750

### **Comparable Properties**



Account - Domain & Co PM | P: 03 9230 2100 | F: 03 92302122

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

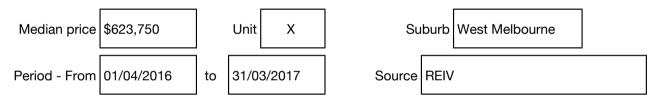
Address 307/141 Roden Street, West Melbourne Vic 3003 Including suburb and postcode

#### 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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