

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

407/89 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|---|-----------|-----------|
| 8/18 DICKS PLACE WEST MELBOURNE VIC 3003 | \$590,000 | 13-Jun-23 |
| 303/5 COURTNEY STREET NORTH MELBOURNE VIC 3051 | \$580,000 | 11-May-23 |
| 162/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$630,000 | 14-Oct-23 |

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: 12 April 2024

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**8/18 DICKS PLACE WEST
 MELBOURNE VIC 3003**

 2  1  1

Sold Price **\$590,000** Sold Date **13-Jun-23**

Distance **0.27km**



**303/5 COURTNEY STREET NORTH
 MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$580,000** Sold Date **11-May-23**

Distance **0.73km**



**162/538 LITTLE LONSDALE
 STREET MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$630,000** Sold Date **14-Oct-23**

Distance **0.77km**



**1/150 PEEL STREET NORTH
 MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$582,500** Sold Date **03-Feb-24**

Distance **0.77km**



**6/57 OSHANASSY STREET NORTH
 MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$595,000** Sold Date **07-May-23**

Distance **0.8km**



**10/394-396 LA TROBE STREET
 MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$615,000** Sold Date **15-Apr-23**

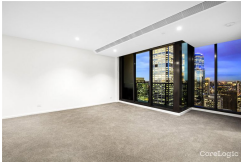
Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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**4303/618 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$626,825** Sold Date **12-Dec-23**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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