

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

18/50 Rosslyn 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

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

30/50 Rosslyn Street West Melbourne VIC 3003	\$400,000	27-Jan-21
31/50 Rosslyn Street West Melbourne VIC 3003	\$430,000	19-Oct-20

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: 01 February 2021



**30/50 Rosslyn Street West
Melbourne VIC 3003**

 2  1  1

Sold Price ^{RS} **\$400,000** Sold Date **27-Jan-21**

Distance -



**31/50 Rosslyn Street West
Melbourne VIC 3003**

 2  1  1

Sold Price **\$430,000** Sold Date **19-Oct-20**

Distance -

RS = Recent sale UN = Undisclosed Sale

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