

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

408/162-174 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

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

302/162-174 Rosslyn Street West Melbourne VIC 3003	\$480,000	16-Jun-20
150-154 Dudley Street West Melbourne VIC 3003	\$600,000	26-Jun-20
402/150 Dudley Street West Melbourne VIC 3003	\$600,000	26-Jun-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: 21 October 2020



**302/162-174 Rosslyn Street West
Melbourne VIC 3003**

 2  1  1

Sold Price **\$480,000** Sold Date **16-Jun-20**

Distance -



**150-154 Dudley Street West
Melbourne VIC 3003**

 2  1  1

Sold Price **\$600,000** Sold Date **26-Jun-20**

Distance **0.13km**



**402/150 Dudley Street West
Melbourne VIC 3003**

 2  1  1

Sold Price Sold Date **26-Jun-20**

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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