

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 185 Rosslyn Street, West Melbourne 3003

Indicative selling price

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

Single price \$* 465,000 or range between \$* & \$

Median sale price

Median price \$ 575,000 Property type *Apartment* Suburb Melbourne 3003
Period - From 1 Oct 2018 to 31 Oct 2019 Source Realestate.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 8/180 Little Collins Street, Melbourne, Vic 3000	\$ 490,000	24 Jun 2019
2 1701/22-24 Jane Bell Lane, Melbourne, Vic 3000	\$ 550,000	10 Aug 2019
3 224 - 252 Latrobe St, Melbourne, Vic 3000	\$ 473,000	14 Jun 2019

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 six months.~~

This Statement of Information was prepared on: 13/DEC2019