

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

615/121 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2020

to

31 Oct 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

515/121 Rosslyn Street West Melbourne VIC 3003	\$560,000	09-Nov-21
606/121 Rosslyn Street West Melbourne VIC 3003	\$558,000	08-Sep-20
11/61-63 Stanley Street West Melbourne VIC 3003	\$559,000	23-Oct-21

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.~~

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515/121 Rosslyn Street West
Melbourne VIC 3003

2 1 1

Sold Price

^{RS} \$560,000

Sold Date 09-Nov-21

Distance -



606/121 Rosslyn Street West
Melbourne VIC 3003

2 1 1

Sold Price

\$558,000

Sold Date 08-Sep-20

Distance -



11/61-63 Stanley Street West
Melbourne VIC 3003

2 1 1

Sold Price

^{RS} \$559,000

Sold Date 23-Oct-21

Distance 0.12km

RS = Recent sale

UN = Undisclosed Sale

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