

DYNAMIC

RESIDENTIAL

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

4101/185 Rosslyn Street, West Melbourne, Vic 3003

Indicative selling price

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

Range of between

\$850,000

&

\$930,000

Median sale price

Median unit price

\$575,000

Suburb

West Melbourne, Vic 3003

Period - From

July 2010

to

August 2010

Source

RP Data

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 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 | \$ | |
| 2 | \$ | |
| 3 | \$ | |

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.