

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

2206/38 ROSE LANE MELBOURNE VIC 3000

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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

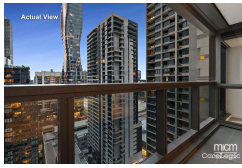
Date of sale

2606/639 LONSDALE STREET MELBOURNE VIC 3000	\$538,500	18-Jan-24
2706/639 LONSDALE STREET MELBOURNE VIC 3000	\$561,000	19-Jan-24
3307/38 ROSE LANE MELBOURNE VIC 3000	\$723,000	08-Sep-23

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: 04 March 2024



**2606/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

^{RS}

\$538,500

Sold Date

18-Jan-24

Distance

0.08km



**2706/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

^{RS}

\$561,000

Sold Date

19-Jan-24

Distance

0.08km



**3307/38 ROSE LANE MELBOURNE
VIC 3000**

 2  2  -

Sold Price

\$723,000

Sold Date

08-Sep-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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