

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

2206/33 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

\$306,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$434,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2022

to

31 Jan 2023

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

1004/639 LONSDALE STREET MELBOURNE VIC 3000	\$309,000	31-Aug-22
1207/5 SUTHERLAND STREET MELBOURNE VIC 3000	\$303,000	31-Oct-22
1902/80 A'BECKETT STREET MELBOURNE VIC 3000	\$310,000	22-Jan-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: 20 February 2023


**1004/639 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price \$309,000 Sold Date 31-Aug-22
Distance 0.06km

**1207/5 SUTHERLAND STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price \$303,000 Sold Date 31-Oct-22
Distance 0.74km

**1902/80 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS}\$310,000 Sold Date 22-Jan-23
Distance 0.96km
RS = Recent sale

UN = Undisclosed Sale

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