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

2808/11 Rose Lane, Melbourne Vic 3000

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$430,000		&		\$450,000			
Median sale p	rice							
Median price	\$488,800	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/04/2023	to	31/03/2024		So	urce	REIV	

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.

Ado	dress of comparable property	Price	Date of sale
1	1001/442 Elizabeth St MELBOURNE 3000	\$450,000	23/04/2024
2	3901/639 Lonsdale St MELBOURNE 3000	\$445,000	30/04/2024
3	2305/38 Rose La MELBOURNE 3000	\$430,000	17/05/2024

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:

21/06/2024 12:05









Property Type: Agent Comments Indicative Selling Price \$430,000 - \$450,000 Median Unit Price Year ending March 2024: \$488,800

Comparable Properties



1001/442 Elizabeth St MELBOURNE 3000 (REI/VG)



Price: \$450,000 Method: Private Sale Date: 23/04/2024 Property Type: Apartment Agent Comments



3901/639 Lonsdale St MELBOURNE 3000 (REI) Agent Comments



Price: \$445,000 Method: Private Sale Date: 30/04/2024 Property Type: Apartment

2305/38 Rose La MELBOURNE 3000 (REI)



Agent Comments

Price: \$430,000 Method: Private Sale Date: 17/05/2024 Property Type: Apartment

Account - Gem Realty



Propertydata

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