

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

3103/33 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

or range
between

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

5003/33 ROSE LANE MELBOURNE VIC 3000	\$570,000	06-Jul-23
4008Z/605 LONSDALE STREET MELBOURNE VIC 3000	\$620,000	30-Oct-23
5211/33 ROSE LANE MELBOURNE VIC 3000	\$600,000	06-Dec-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: 12 February 2024



5003/33 ROSE LANE MELBOURNE VIC 3000

Sold Price **\$570,000** Sold Date **06-Jul-23**

2 1 1

Distance **0km**



4008Z/605 LONSDALE STREET MELBOURNE VIC 3000

Sold Price **\$620,000** Sold Date **30-Oct-23**

2 - -

Distance **0.05km**



5211/33 ROSE LANE MELBOURNE VIC 3000

Sold Price **\$600,000** Sold Date **06-Dec-23**

2 - -

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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