

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 1513/33 Rose Lane, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$380,000

&

\$418,000

Median sale price

Median price

\$628,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

07/10/2023

to

07/10/2024

Source

REA

Comparable property sales

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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
3613/33 ROSE LANE, MELBOURNE VIC 3000	\$400,000	25/07/2024
1002/639 LONSDALE STREET, MELBOURNE VIC 3000	\$412,000	17/07/2024
3501/639 LONSDALE STREET, MELBOURNE VIC 3000	\$412,500	01/09/2024

This Statement of Information was prepared on: 07/10/2024