

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

4804/33 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

2503/11 ROSE LANE MELBOURNE VIC 3000	\$350,000	18-Jul-24
2703/11 ROSE LANE MELBOURNE VIC 3000	\$335,000	27-Jun-23
2403/11 ROSE LANE MELBOURNE VIC 3000	\$335,000	16-Jun-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: 09 September 2024



**2503/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

^{RS} **\$350,000**

Sold Date

18-Jul-24

1 1 -

Distance

0km



**2703/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$335,000

Sold Date

27-Jun-23

1 1 -

Distance

0km



**2403/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

Sold Date

16-Jun-23

1 1 -

Distance

0km

RS = Recent sale **UN** = Undisclosed Sale

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