

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

4102/38 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 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

1405/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$865,000	25-Feb-23
86/88 WELLS STREET SOUTHBANK VIC 3006	\$845,000	16-Nov-22
228/22 KAVANAGH STREET SOUTHBANK VIC 3006	\$790,000	10-Feb-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.~~

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**1405/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price

^{RS} **\$865,000**

Sold Date **25-Feb-23**

Distance **1.17km**



**86/88 WELLS STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price

\$845,000

Sold Date **16-Nov-22**

Distance **1.83km**



**228/22 KAVANAGH STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price

\$790,000

Sold Date **10-Feb-23**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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