

## 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 4112/22-24 Jane Bell Lane, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$462,000

#### Median sale price

Median price \$470,000 House Unit X Suburb Melbourne

Period - From 01/07/2018 to 30/06/2019 Source 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.

	Address of comparable property	Price	Date of sale
1	1608/318 Russell St MELBOURNE 3000	\$460,000	02/03/2019
2	3611/22-24 Jane Bell La MELBOURNE 3000	\$460,000	02/03/2019
3	1501/31 Abeckett St MELBOURNE 3000	\$455,000	08/05/2019

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.

4112/22-24 Jane Bell Lane, Melbourne Vic 3000



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$450,000 - \$462,000  
**Median Unit Price**  
Year ending June 2019: \$470,000

## Comparable Properties



**1608/318 Russell St MELBOURNE 3000 (VG)** **Agent Comments**

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**Price:** \$460,000  
**Method:** Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**3611/22-24 Jane Bell La MELBOURNE 3000 (REI/VG)** **Agent Comments**

1 1 1

**Price:** \$460,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** Apartment



**1501/31 Abeckett St MELBOURNE 3000 (REI/VG)** **Agent Comments**

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**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 08/05/2019  
**Rooms:** -  
**Property Type:** Apartment