# 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							
Range between	\$450,000	&	\$462,000				
Median sale price							
Median price	\$470,000 He	ouse Un	it 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.

Add	dress 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.

#### Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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



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



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



Price: \$460,000 Method: Auction Sale

Method: Auction Sale Date: 02/03/2019 Rooms: -Property Type: Apartment

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



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

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