

## 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

1003/11 Rose 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) (\*Delete single price or range as applicable)

Single Price

\$299,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2021

to

31 Dec 2021

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

5101/33 Rose Lane Melbourne VIC 3000	\$330,000	01-Nov-21
1916/220 Spencer Street Melbourne VIC 3000	\$305,000	02-Dec-21

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: 15 January 2022

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**5101/33 Rose Lane Melbourne VIC 3000**

Sold Price

**\$330,000**

Sold Date

**01-Nov-21**



1



1



-

Distance

-



**1916/220 Spencer Street Melbourne VIC 3000**

Sold Price

<sup>RS</sup> **\$305,000**

Sold Date

**02-Dec-21**



1



1



-

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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