

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

1303/11 Rose Lane, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$330,000

Median sale price

Median price

\$509,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2024

to

30/09/2024

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	1709/220 Spencer St MELBOURNE 3000	\$320,000	14/11/2024
2	2509/38 Rose La MELBOURNE 3000	\$343,000	02/10/2024
3	2503/11 Rose La MELBOURNE 3000	\$350,000	18/07/2024

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.~~

This Statement of Information was prepared on:

04/12/2024 15:25



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$330,000

Median Unit Price
September quarter 2024: \$509,000

Comparable Properties



1709/220 Spencer St MELBOURNE 3000 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 14/11/2024
Property Type: Apartment

2509/38 Rose La MELBOURNE 3000 (VG)

Agent Comments



Price: \$343,000
Method: Sale
Date: 02/10/2024
Property Type: Flat/Unit/Apartment (Res)



2503/11 Rose La MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 18/07/2024
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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