

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

2305/38 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

1010/33 ROSE LANE MELBOURNE VIC 3000	\$450,000	18-Mar-24
4405/33 ROSE LANE MELBOURNE VIC 3000	\$460,000	20-Feb-24
902/639 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$435,000	05-Feb-24

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: 02 April 2024

**1010/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

^{RS} **\$450,000** ^{UN}

Sold Date

18-Mar-24

2



1



1

Distance

0.05km**4405/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$460,000

Sold Date

20-Feb-24

2



1



1

Distance

0.05km**902/639 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

Sold Price

\$435,000

Sold Date

05-Feb-24

2



1



-

Distance

0.13km**RS** = Recent sale**UN** = Undisclosed Sale

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