

# 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

3309/33 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)

Range between \$450,000 & \$470,000

### Median sale price

Median price \$488,800 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 31/03/2024 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	2503/81 Abeckett St MELBOURNE 3000	\$468,000	01/05/2024
2	1601/380 Little Lonsdale St MELBOURNE 3000	\$455,000	09/03/2024
3	1001/442 Elizabeth St MELBOURNE 3000	\$450,000	23/04/2024

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:

27/05/2024 16:55



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$450,000 - \$470,000  
**Median Unit Price**  
Year ending March 2024: \$488,800

## Comparable Properties



**2503/81 Abeckett St MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$468,000  
**Method:** Sold Before Auction  
**Date:** 01/05/2024  
**Property Type:** Apartment



**1601/380 Little Lonsdale St MELBOURNE 3000 (REI/VG)** Agent Comments



**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 09/03/2024  
**Property Type:** Apartment



**1001/442 Elizabeth St MELBOURNE 3000 (REI/VG)** Agent Comments



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 23/04/2024  
**Property Type:** Apartment

Account - Gem Realty