

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

2610/22-24 JANE BELL 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

1204/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$690,000	05-Sep-24
2314/87 FRANKLIN STREET MELBOURNE VIC 3000	\$675,000	16-Aug-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: 26 November 2024



**1204/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$690,000** Sold Date **05-Sep-24**

Distance **0km**



**2314/87 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$675,000** Sold Date **16-Aug-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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