

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 1211/22-24 Jane Bell Lane, Melbourne, VIC 3000

Indicative selling price

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

Single Price \$465,000

Median sale price

Median price \$460,000 Property Type Apartment Suburb Melbourne (3000)

Period - From 01/03/2020 to 28/02/2021 Source Corelogic

Comparable property sales

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
1114/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$500,000	20/09/2020
1209/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$570,000	29/01/2021
1103/318 RUSSELL STREET, MELBOURNE VIC 3000	\$520,000	27/01/2021

This Statement of Information was prepared on: 09/03/2021