

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

3412/22-24 Jane Bell Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$460,000

&

\$470,000

Median sale price

Median price \$480,000

House

Unit

X

Suburb Melbourne

Period - From 01/10/2018

to

31/12/2018

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	308/58 Jeffcott St WEST MELBOURNE 3003	\$480,000	27/10/2018
2	1810/33 Blackwood St NORTH MELBOURNE 3051	\$475,000	01/11/2018
3	3611/22-24 Jane Bell La MELBOURNE 3000	\$460,000	02/03/2019

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.~~

3412/22-24 Jane Bell Lane, Melbourne Vic 3000



1 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$460,000 - \$470,000
Median Unit Price
December quarter 2018: \$480,000

Comparable Properties



308/58 Jeffcott St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

1 1 1

Price: \$480,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: Apartment



1810/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

1 1 1

Price: \$475,000
Method: Private Sale
Date: 01/11/2018
Rooms: -
Property Type: Apartment

3611/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

1 1 1

Price: \$460,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: Apartment