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	3412/22-24 Jane Bell Lane, Melbourne Vic 3000
Including suburb and	
postcode	

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	Hou	use see	Unit	х	Suburb Melbourne
Period - From	01/10/2018	to	31/12/2018		Source	REIV

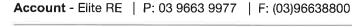
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.







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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)





Price: \$480,000 Method: Auction Sale Date: 27/10/2018

Rooms: -

Property Type: Apartment

o Name

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



Price: \$475,000 Method: Private Sale Date: 01/11/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

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





1 Price: \$460,000

Date: 02/03/2019 Rooms: -

Property Type: Apartment

Method: Auction Sale

Agent Comments

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





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