

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

2012/22-24 Jane Bell Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$511,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2020 to 31/03/2020 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.

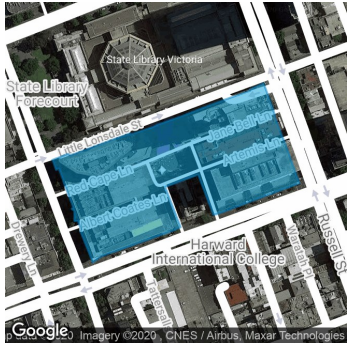
	Address of comparable property	Price	Date of sale
1	11/668 Bourke St MELBOURNE 3000	\$450,000	16/04/2020
2	108/68 La Trobe St MELBOURNE 3000	\$446,500	01/02/2020
3	302/16-22 Cobden St NORTH MELBOURNE 3051	\$438,800	09/07/2020

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:

13/07/2020 16:15



 1
  1
  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$430,000 - \$450,000
Median Unit Price
 March quarter 2020: \$511,000

Comparable Properties



11/668 Bourke St MELBOURNE 3000 (REI)

Agent Comments

 1
  1
  1

Price: \$450,000
Method: Private Sale
Date: 16/04/2020
Property Type: Apartment



108/68 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$446,500
Method: Auction Sale
Date: 01/02/2020
Property Type: Apartment



302/16-22 Cobden St NORTH MELBOURNE 3051 (REI)

Agent Comments

 1
  1
  1

Price: \$438,800
Method: Private Sale
Date: 09/07/2020
Property Type: Apartment