

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

3406/38 ROSE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

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

3806/38 ROSE LANE MELBOURNE VIC 3000	\$620,000	03-Nov-23
4506/38 ROSE LANE MELBOURNE VIC 3000	\$582,500	23-Nov-23
4901/38 ROSE LANE MELBOURNE VIC 3000	\$600,000	08-Jun-23

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.~~

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3806/38 ROSE LANE MELBOURNE
VIC 3000

Sold Price

^{RS} **\$620,000**

Sold Date **03-Nov-23**

2 2 1

Distance **0km**



4506/38 ROSE LANE MELBOURNE
VIC 3000

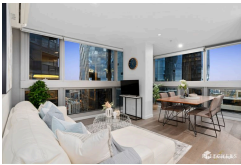
Sold Price

^{RS} **\$582,500** ^{UN}

Sold Date **23-Nov-23**

2 2 1

Distance **0km**



4901/38 ROSE LANE MELBOURNE
VIC 3000

Sold Price

\$600,000

Sold Date **08-Jun-23**

2 2 1

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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