

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

3104/33 Rose Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$368,000

&

\$403,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2021

to 30/06/2022

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	806/9 Mckillop St MELBOURNE 3000	\$410,000	05/07/2022
2	2009/601 Little Lonsdale St MELBOURNE 3000	\$380,000	08/06/2022
3	203/296 Flinders St MELBOURNE 3000	\$368,000	01/07/2022

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:

18/07/2022 16:54



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$368,000 - \$403,000

Median Unit Price

Year ending June 2022: \$520,000

Comparable Properties



806/9 Mckillop St MELBOURNE 3000 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 05/07/2022

Property Type: Apartment

2009/601 Little Lonsdale St MELBOURNE 3000 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 08/06/2022

Property Type: Flat/Unit/Apartment (Res)



203/296 Flinders St MELBOURNE 3000 (REI)

Agent Comments



Price: \$368,000

Method: Private Sale

Date: 01/07/2022

Property Type: Apartment

Account - Harcourts Vermont South | P: 03 98861008