

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

1703/33 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

3103/33 ROSE LANE MELBOURNE VIC 3000	\$549,999	19-Apr-24
2708/33 ROSE LANE MELBOURNE VIC 3000	\$492,500	17-Dec-24

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.

This Statement of Information was prepared on: 26 March 2025



3103/33 ROSE LANE MELBOURNE VIC 3000

2 1 1

Sold Price

\$549,999

Sold Date

19-Apr-24

Distance

0km



2708/33 ROSE LANE MELBOURNE VIC 3000

2 1 1

Sold Price

\$492,500

Sold Date

17-Dec-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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