

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

1506/33 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

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

3609/38 ROSE LANE MELBOURNE VIC 3000	\$330,000	14-Feb-25
2401/33 ROSE LANE MELBOURNE VIC 3000	\$300,000	19-Oct-24
4804/33 ROSE LANE MELBOURNE VIC 3000	\$315,000	15-Oct-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: 03 March 2025



**3609/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

RS

\$330,000

Sold Date

14-Feb-25



1



1



-

Distance

0.08km



**2401/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$300,000

Sold Date

19-Oct-24



2



1



-

Distance

0km



**4804/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$315,000

Sold Date

15-Oct-24



1



1



-

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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