

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

1410/ 33 Rose Lane, Melbourne VIC 3000

Indicative selling price

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

Indication price

\$440,000

Median sale price

Median price

\$500,000

Property type

Unit

Suburb

Melbourne

Period - From

07/07/2024

to

07/010/2024

Source

Propertydata.com.au

Comparable property sales

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	1215/ 601 Little Collins Street, Melbourne	\$415,000	22/07/2024
1	2305/ 38 Rose Lane, Melbourne	\$430,000	17/05/2024
1	1409/ 33 Rose Lane, Melbourne	\$425,000	29/04/2024

This Statement of Information was prepared on:

8th October 2024