

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

1802/33 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

\$410,000

&

\$451,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

2305/38 ROSE LANE MELBOURNE VIC 3000

\$430,000

17-May-24

608/639 LONSDALE STREET MELBOURNE VIC 3000

\$420,000

01-Aug-24

1112/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000

\$410,000

10-Jun-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: 06 September 2024



**2305/38 ROSE LANE MELBOURNE
VIC 3000**

 2  1  -

Sold Price

\$430,000

Sold Date

17-May-24

Distance

0.05km



**608/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

^{RS} **\$420,000** ^{UN}

Sold Date

01-Aug-24

Distance

0.06km



**1112/601-611 LITTLE COLLINS
STREET MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$410,000

Sold Date

10-Jun-24

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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