



## 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 4308/22-24 Jane Bell Lane, Melbourne, 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$730,000.00 & \$795,000.00

### Median sale price

Median price \$430,000.00 Property type Unit/Apartment Suburb MELBOURNE  
Period - From Nov 2020 to Oct 2021 Source CoreLogic

### 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
2001/222 Russell Street Melbourne VIC 3000	\$775,000.00	14/07/2021
12/121 Rathdowne Street Carlton VIC 3053	\$746,000.00	8/07/2021
1117/422-428 Collins Street Melbourne VIC 3000	\$779,000.00	20/09/2021

This Statement of Information was prepared on: Friday 12th November 2021