

## 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

4707/33 ROSE LANE MELBOURNE VIC 3000
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price 

\$800,000
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 or range between 

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 & 

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### Median sale price

(\*Delete house or unit as applicable)

Median Price 

\$412,375
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 Property type 

Unit
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 Suburb 

Melbourne
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Period-from 

01 May 2023
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 to 

30 Apr 2024
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 Source 

Corelogic
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### 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

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: 09 May 2024