

## 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

4403/33 Rose Lane Melbourne VIC 3000

### 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

\$495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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

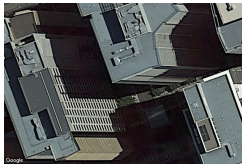
Date of sale

1705/11 Rose Lane Melbourne VIC 3000	\$430,000	25-Jan-21
2107/11 Rose Lane Melbourne VIC 3000	\$490,000	12-Mar-20
4208/639 Lonsdale Street Melbourne VIC 3000	\$470,000	04-Apr-20

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: 14 July 2021



**1705/11 Rose Lane Melbourne VIC 3000**

Sold Price

**\$430,000**

Sold Date

**25-Jan-21**

 2

 1

 1

Distance

-



**2107/11 Rose Lane Melbourne VIC 3000**

Sold Price

**\$490,000**

Sold Date

**12-Mar-20**

 2

 1

 1

Distance

-



**4208/639 Lonsdale Street Melbourne VIC 3000**

Sold Price

**\$470,000**

Sold Date

**04-Apr-20**

 2

 1

 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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