

## 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

1906B/11 ROSE LANE MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

2701/11 ROSE LANE MELBOURNE VIC 3000	\$460,000	08-Oct-22
2302/639 LONSDALE STREET MELBOURNE VIC 3000	\$470,000	24-Nov-22
2601/639 LONSDALE STREET MELBOURNE VIC 3000	\$475,000	07-Dec-22

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: 27 March 2023



**2701/11 ROSE LANE MELBOURNE  
VIC 3000**

Sold Price **\$460,000** Sold Date **08-Oct-22**

2 1 -

Distance **0km**



**2302/639 LONSDALE STREET  
MELBOURNE VIC 3000**

Sold Price **\$470,000** Sold Date **24-Nov-22**

2 1 1

Distance **0.07km**



**2601/639 LONSDALE STREET  
MELBOURNE VIC 3000**

Sold Price **\$475,000** Sold Date **07-Dec-22**

2 1 1

Distance **0.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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