

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

1202/33 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

\$418,000

&

\$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

2202/11 ROSE LANE MELBOURNE VIC 3000	\$400,000	07-Jun-22
2506/11 ROSE LANE MELBOURNE VIC 3000	\$466,000	14-Sep-22
1008/33 ROSE LANE MELBOURNE VIC 3000	\$435,000	03-Jun-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: 19 October 2022



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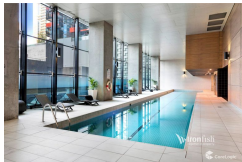


**2202/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$400,000** Sold Date **07-Jun-22**

2 1 -

Distance **0km**



**2506/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price ^{RS} **\$466,000** Sold Date **14-Sep-22**

2 1 -

Distance **0km**



**1008/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$435,000** Sold Date **03-Jun-22**

2 1 -

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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