



## 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

906/11 Rose 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 \$450,000.00

or range between

&

### Median sale price

Median price

\$482,500.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Jul 2021

to

Sep 2021

Source

REIV

### 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
1606/225 Elizabeth St MELBOURNE 3000	\$459,000.00	10/09/2021
2605/380 Little Lonsdale St MELBOURNE 3000	\$439,000.00	2/09/2021
2503/33 Rose La MELBOURNE 3000	\$435,000.00	29/04/2021

This Statement of Information was prepared on: Monday 25th October 2021