

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

2803/11 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 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

1601/228 LA TROBE STREET MELBOURNE VIC 3000	402000	23-Mar-23
4411/228 LA TROBE STREET MELBOURNE VIC 3000	415000	15-Apr-23
2108/285 LA TROBE STREET MELBOURNE VIC 3000	390000	17-Feb-23

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.~~

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**1601/228 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **402000** Sold Date **23-Mar-23**

Distance **0.97km**



**4411/228 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **415000** Sold Date **15-Apr-23**

Distance **0.97km**



**2108/285 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **390000** Sold Date **17-Feb-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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