

# 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

2901/38 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)

Range between \$599,000 & \$658,000

### Median sale price

Median price \$525,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2020

to 30/06/2021

Source REIV

### 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 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 |
|---|--|-----------|--------------|
| 1 | 900/668 Bourke St MELBOURNE 3000           | \$650,000 | 26/05/2021   |
| 2 | 3109/639 Little Lonsdale St MELBOURNE 3000 | \$630,000 | 30/04/2021   |
| 3 | 1608/668 Bourke St MELBOURNE 3000          | \$580,000 | 04/08/2021   |

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 six months.~~

This Statement of Information was prepared on:

25/09/2021 16:02



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$599,000 - \$658,000

**Median Unit Price**

Year ending June 2021: \$525,000

## Comparable Properties



**900/668 Bourke St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 26/05/2021

**Property Type:** Apartment

**3109/639 Little Lonsdale St MELBOURNE 3000 (REI/VG)**

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 30/04/2021

**Property Type:** Apartment



**1608/668 Bourke St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$580,000

**Method:** Sold Before Auction

**Date:** 04/08/2021

**Property Type:** Apartment

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088