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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$599,000		&		\$658,000			
Median sale p	rice							
Median price	\$525,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ad	dress 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



2901/38 Rose Lane, Melbourne Vic 3000

RT Edgar





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)



Price: \$650,000 Method: Private Sale Date: 26/05/2021 Property Type: Apartment

3109/639 Little Lonsdale St MELBOURNE 3000 Agent Comments (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



propertydata

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