

# 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 2113/22-24 Jane Bell 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)

Price Range \$440,000 & \$480,000

### Median sale price

Median price \$410,000 Property Type Apartment Suburb Melbourne (3000)  
Period - From 01/01/2024 to 31/12/2024 Source Corelogic

### Comparable property sales

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
1813/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$470,000	29/11/2024
4111/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$480,300	21/10/2024
2313/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$510,000	02/10/2024

This Statement of Information was prepared on: 22/01/2025