

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

4102/38 Rose Lane, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$950,000

Median sale price

Median price

\$527,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2020

to

31/03/2021

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	12/300 King St MELBOURNE 3000	\$970,100	27/03/2021
2	3101/8 Pearl River Rd DOCKLANDS 3008	\$950,000	25/04/2021
3	3303/500 Elizabeth St MELBOURNE 3000	\$948,000	22/02/2021

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:

10/05/2021 17:15



 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$950,000

Median Unit Price

Year ending March 2021: \$527,500

Comparable Properties



12/300 King St MELBOURNE 3000 (REI)

Agent Comments

 3  2  1

Price: \$970,100

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment

3101/8 Pearl River Rd DOCKLANDS 3008 (REI) Agent Comments

 3  1  1

Price: \$950,000

Method: Private Sale

Date: 25/04/2021

Property Type: Apartment



3303/500 Elizabeth St MELBOURNE 3000 (REI) Agent Comments

 3  2  1

Price: \$948,000

Method: Private Sale

Date: 22/02/2021

Property Type: Apartment