

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

2103/38 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

\$435,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 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

627-629 LONSDALE STREET MELBOURNE VIC 3000	\$440,000	02-Apr-23
5607/135 A'BECKETT STREET MELBOURNE VIC 3000	\$445,000	07-Nov-22
1410/222 RUSSELL STREET MELBOURNE VIC 3000	\$450,000	18-Apr-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.

This Statement of Information was prepared on: 06 May 2023



**627-629 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

\$440,000

Sold Date **02-Apr-23**

Distance **0.05km**



**5607/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

\$445,000

Sold Date **07-Nov-22**

Distance **0.74km**



**1410/222 RUSSELL STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

^{RS} **\$450,000**

Sold Date **18-Apr-23**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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