

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

1409/33 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

\$438,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

819/199 WILLIAM STREET MELBOURNE VIC 3000	\$440,000	06-Mar-24
902/639 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$435,000	05-Feb-24
1217/199 WILLIAM STREET MELBOURNE VIC 3000	\$430,000	10-Jan-24

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: 04 April 2024



**819/199 WILLIAM STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$440,000** Sold Date **06-Mar-24**

Distance **0.27km**



**902/639 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$435,000** Sold Date **05-Feb-24**

Distance **0.08km**



**1217/199 WILLIAM STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$430,000** Sold Date **10-Jan-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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