



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

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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
3806/38 ROSE LANE MELBOURNE VIC 3000	\$620,000	30-Oct-23
3406/38 ROSE LANE MELBOURNE VIC 3000	\$586,000	09-Feb-24
4901/38 ROSE LANE MELBOURNE VIC 3000	\$600,000	08-Jun-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: 13 August 2024

consumer.vic.gov.au



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**3806/38 ROSE LANE MELBOURNE VIC 3000**

Sold Price

\$620,000

Sold Date

30-Oct-23

🏠 2 🚗 2 🔄 1

Distance

0.02km**3406/38 ROSE LANE MELBOURNE VIC 3000**

Sold Price

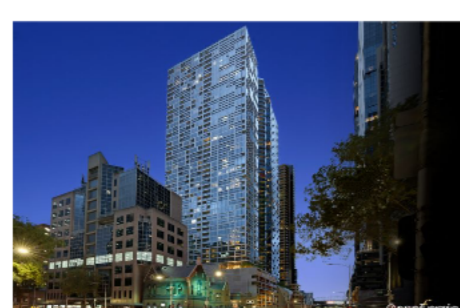
\$586,000

Sold Date

09-Feb-24

🏠 2 🚗 2 🔄 1

Distance

0.02km**4901/38 ROSE LANE MELBOURNE VIC 3000**

Sold Price

\$600,000

Sold Date

08-Jun-23

🏠 2 🚗 2 🔄 1

Distance

0.01km

RS = Recent sale UN = Undisclosed Sale

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