#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	106/33 Rose Lane, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$435,000	&	\$475,000
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#### Median sale price

Median price	\$490,000	Pro	perty Type Ur	nit		Suburb	Melbourne
Period - From	01/07/2023	to	30/06/2024	So	ource	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

7,01	aress of comparable property	1 1100	Date of Sale
1	3808/639 Lonsdale St MELBOURNE 3000	\$442,700	17/07/2024
2	3304/45 Clarke St SOUTHBANK 3006	\$470,500	15/07/2024
3	2906/11 Rose La MELBOURNE 3000	\$468,000	14/07/2024

#### 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:	28/08/2024 11:59



Date of sale







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$435,000 - \$475,000 Median Unit Price Year ending June 2024: \$490,000

## Comparable Properties



3808/639 Lonsdale St MELBOURNE 3000 (REI) Agent Comments

2 📥 1

Price: \$442,700 Method: Private Sale Date: 17/07/2024

Property Type: Apartment



3304/45 Clarke St SOUTHBANK 3006 (REI)

**1** 2 **1** 2 **1** 2

Price: \$470,500 Method: Private Sale Date: 15/07/2024 Rooms: 4

Property Type: Apartment

**Agent Comments** 

Agent Comments





Price: \$468,000 Method: Private Sale Date: 14/07/2024

Property Type: Apartment

Account - Bow Residential | P: (03) 8672 2942





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