

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

4506/38 Rose Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$590,000 & \$615,000

Median sale price

Median price \$450,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2023 to 30/09/2023 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	2508/601 Little Lonsdale St MELBOURNE 3000	\$602,490	26/10/2023
2	710/105 Batman St WEST MELBOURNE 3003	\$600,000	19/06/2023
3	220 Spencer St MELBOURNE 3000	\$595,000	24/08/2023

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:

13/11/2023 13:25



Property Type:
Agent Comments

Indicative Selling Price

\$590,000 - \$615,000

Median Unit Price

September quarter 2023: \$450,000

Comparable Properties



2508/601 Little Lonsdale St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$602,490

Method: Private Sale

Date: 26/10/2023

Property Type: Apartment



710/105 Batman St WEST MELBOURNE 3003 (REI/VG) **Agent Comments**



Price: \$600,000

Method: Expression of Interest

Date: 19/06/2023

Property Type: Apartment



220 Spencer St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$595,000

Method: Private Sale

Date: 24/08/2023

Property Type: Apartment