

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

3312/33 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

or range
between

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

| | | |
|---|-----------|-----------|
| 2216/65 DUDLEY STREET WEST MELBOURNE VIC 3003 | \$520,000 | 06-Nov-24 |
| 610/639 LONSDALE STREET MELBOURNE VIC 3000 | \$510,000 | 28-Jan-25 |
| 7508/462 ELIZABETH STREET MELBOURNE VIC 3000 | \$530,000 | 31-Oct-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: 03 March 2025



**2216/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$520,000

Sold Date **06-Nov-24**

Distance **0.62km**



**610/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

^{RS} **\$510,000**

Sold Date **28-Jan-25**

Distance **0km**



**7508/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

\$530,000

Sold Date **31-Oct-24**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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