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	1803/38 Rose Lane, Melbourne Vic 3000
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$345,000	&	\$365,000
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Median sale price

Median price	\$560,000	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	11/09/2023	to	10/09/2024	Sc	urce	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

1	2012/220 Spencer St MELBOURNE 3000	\$360,000	01/08/2024
2	2503/11 Rose La MELBOURNE 3000	\$350,000	18/07/2024
3	1104/315 La Trobe St MELBOURNE 3000	\$355,000	11/07/2024

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:	11/09/2024 10:51



Date of sale





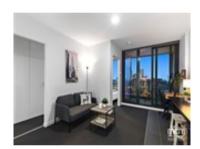
Property Type:

Land Size: 50 sqm approx

Agent Comments

Indicative Selling Price \$345,000 - \$365,000 Median Unit Price 11/09/2023 - 10/09/2024: \$560.000

Comparable Properties



2012/220 Spencer St MELBOURNE 3000 (REI)

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1

Price: \$360,000 Method: Private Sale Date: 01/08/2024

Property Type: Apartment

Agent Comments









Price: \$350,000 Method: Private Sale

Property Type: Apartment

Date: 18/07/2024

Agent Comments



1104/315 La Trobe St MELBOURNE 3000

(REI/VG)





Price: \$355,000 Method: Private Sale Date: 11/07/2024

Property Type: Apartment

Agent Comments



