

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

1803/22-24 JANE BELL 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

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

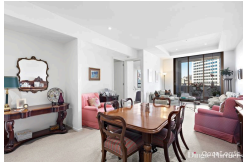
Date of sale

806/225 ELIZABETH STREET MELBOURNE VIC 3000	793700	31-Aug-23
1603/250 ELIZABETH STREET MELBOURNE VIC 3000	741000	05-Feb-24
4/5 DAVISONS PLACE MELBOURNE VIC 3000	725800	09-Feb-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: 29 February 2024



**806/225 ELIZABETH STREET
 MELBOURNE VIC 3000**

 2  2  1

Sold Price **793700** Sold Date **31-Aug-23**

Distance **0.49km**



**1603/250 ELIZABETH STREET
 MELBOURNE VIC 3000**

 2  1  1

Sold Price ^{RS} **741000** Sold Date **05-Feb-24**

Distance **0.42km**



**4/5 DAVISONS PLACE
 MELBOURNE VIC 3000**

 2  1  1

Sold Price ^{RS} **725800**^{UN} Sold Date **09-Feb-24**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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