

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

1708/11 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

2208/38 ROSE LANE MELBOURNE VIC 3000	\$400,000	26-Jan-24
1713/33 ROSE LANE MELBOURNE VIC 3000	\$401,000	22-Dec-23
1808/38 ROSE LANE MELBOURNE VIC 3000	\$415,000	03-Dec-23

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: 06 May 2024



**2208/38 ROSE LANE MELBOURNE
VIC 3000**

2 1 -

Sold Price

\$400,000

Sold Date

26-Jan-24

Distance

0.09km



**1713/33 ROSE LANE MELBOURNE
VIC 3000**

2 1 -

Sold Price

\$401,000

Sold Date

22-Dec-23

Distance

0km



**1808/38 ROSE LANE MELBOURNE
VIC 3000**

2 1 -

Sold Price

\$415,000

Sold Date

03-Dec-23

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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