

# 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

2408/38 Rose Lane, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$445,000 & \$485,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2019 to 31/12/2019 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	436/23 Blackwood St NORTH MELBOURNE 3051	\$488,000	23/01/2020
2	3803/33 Rose La MELBOURNE 3000	\$480,000	02/12/2019
3	2601/220 Spencer St MELBOURNE 3000	\$446,000	10/11/2019

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:

07/02/2020 13:11



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**436/23 Blackwood St NORTH MELBOURNE 3051 (REI)**

Agent Comments



**Price:** \$488,000

**Method:** Private Sale

**Date:** 23/01/2020

**Rooms:** 4

**Property Type:** Apartment

**3803/33 Rose La MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$480,000

**Method:** Sold Before Auction

**Date:** 02/12/2019

**Property Type:** Apartment



**2601/220 Spencer St MELBOURNE 3000 (REI/VG)**

Agent Comments



**Price:** \$446,000

**Method:** Sold After Auction

**Date:** 10/11/2019

**Rooms:** 3

**Property Type:** Apartment