Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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

Range between \$445,000	&	\$485,000
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Median sale price

Median price	\$550,000	Pro	perty Type Ur	it		Suburb	Melbourne
Period - From	01/10/2019	to	31/12/2019	So	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

Add	dress 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 comparableproperties 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





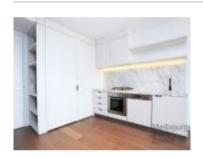
Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$445,000 - \$485,000 Median Unit Price December quarter 2019: \$550,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



436/23 Blackwood St NORTH MELBOURNE

3051 (REI)

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Price: \$488,000 Method: Private Sale Date: 23/01/2020 Rooms: 4

Property Type: Apartment

Agent Comments

3803/33 Rose La MELBOURNE 3000 (REI)

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Price: \$480,000

Method: Sold Before Auction

Date: 02/12/2019

Property Type: Apartment

Agent Comments



2601/220 Spencer St MELBOURNE 3000

(REI/VG)

-2

Price: \$446,000

Method: Sold After Auction

Date: 10/11/2019

Rooms: 3

Property Type: Apartment

Agent Comments

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



