

## 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

2607/11 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

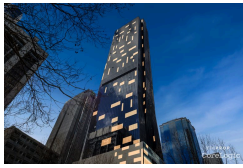
1607/568-580 COLLINS STREET MELBOURNE VIC 3000	\$418,000	13-Aug-24
4405/568-580 COLLINS STREET MELBOURNE VIC 3000	\$450,000	02-Sep-24
1616/199 WILLIAM STREET MELBOURNE VIC 3000	\$455,000	05-Dec-24

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: 21 January 2025

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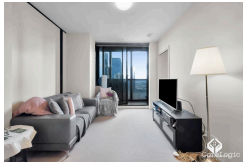


**1607/568-580 COLLINS STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$418,000** Sold Date **13-Aug-24**

Distance **0.34km**



**4405/568-580 COLLINS STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$450,000** Sold Date **02-Sep-24**

Distance **0.34km**



**1616/199 WILLIAM STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$455,000** Sold Date **05-Dec-24**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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