

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

1012/33 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

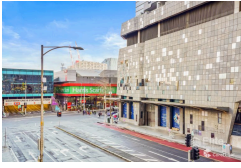
Date of sale

103/639 LONSDALE STREET MELBOURNE VIC 3000	\$500,000	24-Aug-23
2412/33 ROSE LANE MELBOURNE VIC 3000	\$515,000	01-Jun-23
1309/673-683 LA TROBE STREET DOCKLANDS VIC 3008	\$500,000	17-Aug-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: 13 November 2023



**103/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$500,000** Sold Date **24-Aug-23**

Distance **0.06km**



**2412/33 ROSE LANE MELBOURNE
VIC 3000**

2 2 -

Sold Price **\$515,000** Sold Date **01-Jun-23**

Distance **0.06km**



**1309/673-683 LA TROBE STREET
DOCKLANDS VIC 3008**

2 2 -

Sold Price **\$500,000** Sold Date **17-Aug-23**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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