

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

3808/33 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

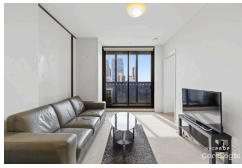
Date of sale

4205/568-580 COLLINS STREET MELBOURNE VIC 3000	462000	14-Feb-24
513/112 A'BECKETT STREET MELBOURNE VIC 3000	426000	19-Oct-23
415/112 A'BECKETT STREET MELBOURNE VIC 3000	440000	27-Jan-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: 28 March 2024



**4205/568-580 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

RS

462000

Sold Date

14-Feb-24

Distance

0.34km



**513/112 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

426000

Sold Date

19-Oct-23

Distance

0.88km



**415/112 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

440000

Sold Date

27-Jan-24

Distance

0.88km



**721/228 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

470000

Sold Date

08-Nov-23

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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