



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 4509/33 Rose Lane, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$455,000.00 or range between &

Median sale price

Median price \$436,800.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Jan 2023 to Mar 2023 Source REIV

Comparable property sales

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
1604/296 Little Lonsdale St MELBOURNE 3000	\$465,000.00	18/11/2022
204/639 Little Bourke St MELBOURNE 3000	\$465,000.00	7/03/2023
1607/81 Abeckett St MELBOURNE 3000	\$465,000.00	29/11/2022

This Statement of Information was prepared on: Tuesday 16th May 2023