

## 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

3804/38 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

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

2703/560 LONSDALE STREET MELBOURNE VIC 3000	\$475,000	26-Sep-24
2906/11 ROSE LANE MELBOURNE VIC 3000	\$468,000	07-Jul-24
105/565 FLINDERS STREET MELBOURNE VIC 3000	\$485,000	20-Mar-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: 14 October 2024



**2703/560 LONSDALE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

<sup>RS</sup>

**\$475,000**

Sold Date

**26-Sep-24**

Distance

**0.19km**



**2906/11 ROSE LANE MELBOURNE  
VIC 3000**

2 1 -

Sold Price

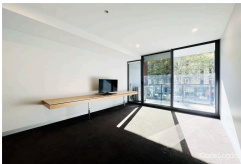
**\$468,000**

Sold Date

**07-Jul-24**

Distance

**0.05km**



**105/565 FLINDERS STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$485,000**

Sold Date

**20-Mar-24**

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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