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

4801/38 Rose Lane, Melbourne Vic 3000

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$595,000		&		\$630,000			
Median sale p	rice							
Median price	\$490,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/07/2023	to	30/06/2024		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2002/265 Exhibition St MELBOURNE 3000	\$595,000	23/07/2024
2	1410/120 Abeckett St MELBOURNE 3000	\$600,000	20/05/2024
3	4413/601 Little Lonsdale St MELBOURNE 3000	\$620,000	03/05/2024

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 six months.

This Statement of Information was prepared on:

12/08/2024 18:06









Property Type: Apartment Agent Comments Indicative Selling Price \$595,000 - \$630,000 Median Unit Price Year ending June 2024: \$490,000

Comparable Properties





2002/265 Exhibition St MELBOURNE 3000 (REI)



Price: \$595,000 Method: Private Sale Date: 23/07/2024 Property Type: Apartment

1410/120 Abeckett St MELBOURNE 3000 (REI) Agent Comments

Agent Comments



Price: \$600,000 Method: Private Sale Date: 20/05/2024 Property Type: Apartment



4413/601 Little Lonsdale St MELBOURNE 3000 Agent Comments (REI/VG)



Price: \$620,000 Method: Private Sale Date: 03/05/2024 Property Type: Apartment

Account - Gem Realty



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