

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

4407/33 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

7401/370 QUEEN STREET MELBOURNE VIC 3000	\$2,250,000	16-Aug-23
1405/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$1,300,000	29-Jun-23
1105/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$1,600,000	07-May-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: 29 September 2023



**7401/370 QUEEN STREET
MELBOURNE VIC 3000**

 3  2  2

Sold Price ^{RS} **\$2,250,000** ^{UN} Sold Date **16-Aug-23**

Distance **0.75km**

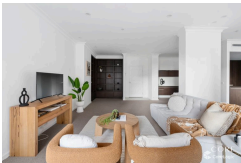


**1405/265-273 EXHIBITION STREET
MELBOURNE VIC 3000**

 3  2  2

Sold Price **\$1,300,000** Sold Date **29-Jun-23**

Distance **1.45km**

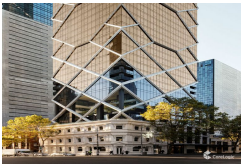


**1105/265-273 EXHIBITION STREET
MELBOURNE VIC 3000**

 3  2  2

Sold Price **\$1,600,000** Sold Date **07-May-23**

Distance **1.45km**



**4801/318 QUEEN STREET
MELBOURNE VIC 3000**

 3  2  2

Sold Price **\$2,650,000** Sold Date **31-Mar-23**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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