

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 3011/22-24 Jane Bell Lane, Melbourne, VIC 3000

Indicative selling price

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

Price Range \$430,000 & \$470,000

Median sale price

Median price \$475,000 Property Type Unit Suburb Melbourne (3000)
Period - From 01/11/2023 to 31/10/2024 Source Ignite PropTrack

Comparable property sales

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.

Address of comparable property	Price	Date of sale
4111/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$480,300	21/10/2024
1301/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$500,000	30/09/2024
1809/222 RUSSELL STREET, MELBOURNE VIC 3000	\$445,000	27/06/2024

This Statement of Information was prepared on: 18/11/2024