

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

1006/22-24 JANE BELL 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 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

908/118 RUSSELL STREET MELBOURNE VIC 3000	\$665,000	19-Nov-22
6/56 LEICESTER STREET CARLTON VIC 3053	\$669,000	18-Apr-23
402/69-73 VICTORIA STREET FITZROY VIC 3065	\$692,000	10-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: 19 May 2023



**908/118 RUSSELL STREET
MELBOURNE VIC 3000**

Sold Price

\$665,000

Sold Date

19-Nov-22

 2

 1

 1

Distance

0.44km



**6/56 LEICESTER STREET CARLTON
VIC 3053**

Sold Price

^{RS} **\$669,000**

Sold Date

18-Apr-23

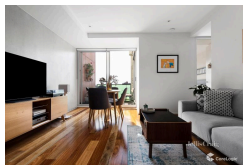
 2

 1

 1

Distance

0.71km



**402/69-73 VICTORIA STREET
FITZROY VIC 3065**

Sold Price

^{RS} **\$692,000**

Sold Date

10-May-23

 2

 1

 1

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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