

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

3908/38 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

\$420,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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
2208/38 ROSE LANE MELBOURNE VIC 3000	\$400,000	26-Jan-24
3608/38 ROSE LANE MELBOURNE VIC 3000	\$430,000	14-Jun-23
1808/38 ROSE LANE MELBOURNE VIC 3000	\$415,000	03-Dec-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.~~

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consumer.vic.gov.au



Alrick Fung
P 396299625
M 0414888289
E alrick.fung@dpgproperty.com



2208/38 ROSE LANE MELBOURNE VIC 3000

Sold Price

\$400,000

Sold Date

26-Jan-24

2

1

-

Distance

0km



3608/38 ROSE LANE MELBOURNE VIC 3000

Sold Price

\$430,000

Sold Date

14-Jun-23

2

1

-

Distance

0.03km



1808/38 ROSE LANE MELBOURNE VIC 3000

Sold Price

\$415,000

Sold Date

03-Dec-23

2

1

-

Distance

0km

RS = Recent sale UN = Undisclosed Sale

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