

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

4809/33 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 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

4909/33 ROSE LANE MELBOURNE VIC 3000	\$520,000	16-Feb-23
3406/618 LONSDALE STREET MELBOURNE VIC 3000	\$505,000	14-Jan-23
2601/639 LONSDALE STREET MELBOURNE VIC 3000	\$475,000	07-Dec-22

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: 03 April 2023



**4909/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$520,000

Sold Date

16-Feb-23

2

1

1

Distance

0km



**3406/618 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price

\$505,000

Sold Date

14-Jan-23

2

1

1

Distance

0.15km



**2601/639 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price

\$475,000

Sold Date

07-Dec-22

2

1

1

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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