

## 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

3008/38 Rose Lane Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

2405/38 Rose Lane Melbourne VIC 3000	\$430,000	24-Mar-21
2704/38 Rose Lane Melbourne VIC 3000	\$478,500	05-Jun-21
2205/38 Rose Lane Melbourne VIC 3000	\$420,000	02-Nov-20

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: 01 March 2022



**2405/38 Rose Lane Melbourne VIC 3000**

Sold Price

**\$430,000**

Sold Date

**24-Mar-21**

2

1

-

Distance

-



**2704/38 Rose Lane Melbourne VIC 3000**

Sold Price

**\$478,500**

Sold Date

**05-Jun-21**

2

1

-

Distance

-



**2205/38 Rose Lane Melbourne VIC 3000**

Sold Price

**\$420,000**

Sold Date

**02-Nov-20**

2

1

-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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