

# 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

1403/22-24 Jane Bell Lane, Melbourne Vic 3000
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### Indicative selling price

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

Range between 

\$650,000
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 & 

\$690,000
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### Median sale price

Median price 

\$450,000
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 Property Type 

Unit
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 Suburb 

Melbourne
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Period - From 

01/07/2023
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 to 

30/09/2023
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 Source 

REIV
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### 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 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
1	2708/87 Franklin St MELBOURNE 3000	\$685,000	27/06/2023
2	27/3-25 Hanover St FITZROY 3065	\$650,000	09/12/2023
3	133/22 Kavanagh St SOUTHBANK 3006	\$650,000	23/07/2023

**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 six months.~~

This Statement of Information was prepared on: 

18/12/2023 14:29
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**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**

\$650,000 - \$690,000

**Median Unit Price**

September quarter 2023: \$450,000

## Comparable Properties



**2708/87 Franklin St MELBOURNE 3000**  
(REI/VG)

Agent Comments



**Price:** \$685,000

**Method:** Private Sale

**Date:** 27/06/2023

**Property Type:** Apartment



**27/3-25 Hanover St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** Unit



**133/22 Kavanagh St SOUTHBANK 3006**  
(REI/VG)

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 23/07/2023

**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811