



## 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 4206/22-24 Jane Bell Lane, Melbourne, 3000

### Indicative selling price

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

Single price  or range between \$700,000.00 & \$738,000.00

### Median sale price

Median price \$501,900.00 Property type Unit/Apartment Suburb MELBOURNE  
Period - From Oct 2021 to Dec 2021 Source REIV

### Comparable property sales

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
68/1 Riverside Quay SOUTHBANK 3006	\$720,000.00	4/02/2022
9/47 Barkly St CARLTON 3053	\$710,000.00	26/03/2022
49/36 Drummond St CARLTON 3053	\$710,000.00	11/12/2021

This Statement of Information was prepared on: Wednesday 13th April 2022