

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

2606/33 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2021

to

31 Aug 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

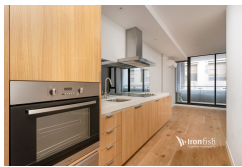
Date of sale

203/11 ROSE LANE MELBOURNE VIC 3000	\$310,000	04-May-22
403/11 ROSE LANE MELBOURNE VIC 3000	\$315,000	25-Jul-22
504/11 ROSE LANE MELBOURNE VIC 3000	\$375,000	08-Jun-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: 14 September 2022



203/11 ROSE LANE MELBOURNE VIC 3000

Sold Price **\$310,000** Sold Date **04-May-22**

1 1 -

Distance **0km**



403/11 ROSE LANE MELBOURNE VIC 3000

Sold Price **\$315,000** Sold Date **25-Jul-22**

1 1 -

Distance **0km**



504/11 ROSE LANE MELBOURNE VIC 3000

Sold Price **\$375,000** Sold Date **08-Jun-22**

1 1 -

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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