

# 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 1909/11 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)

Price Range

\$470,000

&

\$515,000

### Median sale price

Median price

\$600,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/08/2023

to

01/08/2024

Source

REA

### Comparable property sales

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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
2803/33 ROSE LANE, MELBOURNE VIC 3000	\$500,000	21/03/2024
4510/220 SPENCER STREET, MELBOURNE VIC 3000	\$509,999	10/04/2024
4210/220 SPENCER STREET, MELBOURNE VIC 3000	\$515,000	05/06/2024

This Statement of Information was prepared on: 01/08/2024