

## 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

3806/38 ROSE LANE MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

4901/38 ROSE LANE MELBOURNE VIC 3000	600000	08-Jun-23
3109/200 SPENCER STREET MELBOURNE VIC 3000	620000	15-Jul-23
3107/200 SPENCER STREET MELBOURNE VIC 3000	616500	07-Sep-23

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: 23 October 2023


**4901/38 ROSE LANE MELBOURNE  
VIC 3000**

Sold Price

**600000**

Sold Date

**08-Jun-23**
 2
 2
 1

Distance

-


**3109/200 SPENCER STREET  
MELBOURNE VIC 3000**

Sold Price

**620000**

Sold Date

**15-Jul-23**
 2
 2
 1

Distance

**0.16km**

**3107/200 SPENCER STREET  
MELBOURNE VIC 3000**

Sold Price

**616500**

Sold Date

**07-Sep-23**
 2
 2
 1

Distance

**0.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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