

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

2602B/11 Rose Lane, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$430,000

&

\$460,000

Median sale price

Median price

\$482,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2021

to

30/09/2021

Source

REIV

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	1308/33 Rose La MELBOURNE 3000	\$473,000	29/09/2021
2	901/639 Lonsdale St MELBOURNE 3000	\$460,000	01/11/2021
3	2413/618 Lonsdale St MELBOURNE 3000	\$450,000	18/09/2021

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:

21/01/2022 10:20



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

September quarter 2021: \$482,500

Comparable Properties

1308/33 Rose La MELBOURNE 3000 (REI)

Agent Comments



Price: \$473,000
Method: Private Sale
Date: 29/09/2021
Rooms: 3
Property Type: Apartment

901/639 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 01/11/2021
Rooms: 3
Property Type: Apartment

2413/618 Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 18/09/2021
Property Type: Apartment

