Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property	offered	for	sal	е
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Including sub	Address ourb and postcode	urb and 2110/80 A'Beckett Street, Melbourne VIC 3000									
Indicative se	elling pı	rice									
For the meaning	of this p	rice se	ee consu	mer.vic	gov.au	u/un	derquoti	ng (*Delete s	ingle pri	ce or range as	applicable)
Sin	gle price	\$			or ran	ge k	between	\$451,250.00)	&	\$496,375.00
Median sale	price										
Median price	\$410,750	0.00		Pro	perty ty	/pe	Apartme	ent	Suburb	Melbourne	
Period - From	MAY 202	23	to	APR 2	024		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 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	
3904/38 ROSE LANE MELBOURNE VIC 3000	\$452,000	30-May-2023	
3505/38 ROSE LANE MELBOURNE VIC 3000	\$465,000	19-Jul-2023	
3608/38 ROSE LANE MELBOURNE VIC 3000	\$430,000	14-Jun-2023	

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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:	06/09/2024

