

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

1703/11 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

302/668 BOURKE STREET MELBOURNE VIC 3000	\$380,000	09-May-24
924/199 WILLIAM STREET MELBOURNE VIC 3000	\$382,000	29-Feb-24
1908/200 SPENCER STREET MELBOURNE VIC 3000	\$360,000	22-Nov-24

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: 07 January 2025

The Square.

Dongye Li

M 0435796898

E admin@fonde.com.au



**302/668 BOURKE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$380,000** Sold Date **09-May-24**

Distance **0.09km**



**924/199 WILLIAM STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$382,000** Sold Date **29-Feb-24**

Distance **0.3km**



**1908/200 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$360,000** Sold Date **22-Nov-24**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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