

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

2512/33 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

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

610/639 LONSDALE STREET MELBOURNE VIC 3000	\$510,000	28-Jan-25
3312/33 ROSE LANE MELBOURNE VIC 3000	\$510,000	08-Mar-25
2215/220 SPENCER STREET MELBOURNE VIC 3000	\$550,000	16-Dec-24

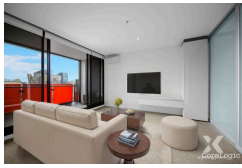
OR

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: 27 March 2025



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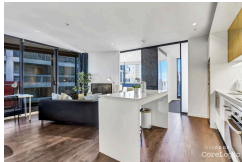
**610/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

^{RS} **\$510,000** Sold Date **28-Jan-25**

Distance **0km**



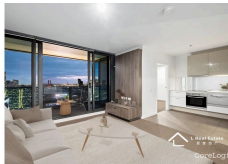
**3312/33 ROSE LANE MELBOURNE
VIC 3000**

2 2 -

Sold Price

Sold Date **08-Mar-25**

Distance **0km**



**2215/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$550,000 Sold Date **16-Dec-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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