

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

3802/33 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

\$438,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 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

204/639 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$465,000	07-Mar-23
2105/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$450,000	16-Jan-23
2205/639 LONSDALE STREET MELBOURNE VIC 3000	\$485,000	02-Jun-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.

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**204/639 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

Sold Price

\$465,000

Sold Date

07-Mar-23

2 1 -

Distance

0.09km



**2105/380-386 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

Sold Price

\$450,000

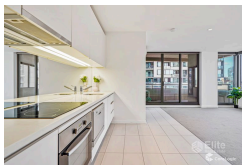
Sold Date

16-Jan-23

2 1 -

Distance

0.51km



**2205/639 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price

^{RS} **\$485,000**

Sold Date

02-Jun-23

2 1 -

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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