

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

3804/38 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

\$450,000

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

3309/33 ROSE LANE MELBOURNE VIC 3000	\$460,000	02-Aug-24
1805/618 LONSDALE STREET MELBOURNE VIC 3000	\$457,010	25-Sep-24
1210/270 KING STREET MELBOURNE VIC 3000	\$435,000	03-Jul-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: 14 January 2025



3309/33 ROSE LANE MELBOURNE VIC 3000

Sold Price

\$460,000

Sold Date

02-Aug-24

2

1

-

Distance

0.05km



1805/618 LONSDALE STREET MELBOURNE VIC 3000

Sold Price

\$457,010

Sold Date

25-Sep-24

2

1

-

Distance

0.1km



1210/270 KING STREET MELBOURNE VIC 3000

Sold Price

\$435,000

Sold Date

03-Jul-24

2

1

-

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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