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

408B/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	or range between	\$315,000	&	\$345,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$400,000	Prop	erty type	Unit		Suburb	Melbourne
Period-from	01 May 2024	to	30 Apr 2	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
1303/11 ROSE LANE MELBOURNE VIC 3000	\$320,000	13-Mar-25
1703/11 ROSE LANE MELBOURNE VIC 3000	\$325,000	24-Apr-25
5204/33 ROSE LANE MELBOURNE VIC 3000	\$320,000	11-Mar-25

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 May 2025





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1303/11 ROSE LANE MELBOURNE **VIC 3000**

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Sold Price

\$320,000 Sold Date 13-Mar-25

0.05km Distance



1703/11 ROSE LANE MELBOURNE VIC 3000

Sold Price

\$325,000 Sold Date 24-Apr-25

Distance 0.05km



5204/33 ROSE LANE MELBOURNE Sold Price **VIC 3000**

\$320,000 Sold Date

11-Mar-25

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Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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