

## 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

4705/38 ROSE LANE MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

10/394-396 LA TROBE STREET MELBOURNE VIC 3000	615000	15-Apr-23
124/87 FRANKLIN STREET MELBOURNE VIC 3000	620000	27-Apr-23
1906/200 SPENCER STREET MELBOURNE VIC 3000	580000	19-Jul-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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**10/394-396 LA TROBE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **615000** Sold Date **15-Apr-23**

Distance **0.56km**

**124/87 FRANKLIN STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **620000** Sold Date **27-Apr-23**

Distance **1km**



**1906/200 SPENCER STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price <sup>RS</sup> **580000** Sold Date **19-Jul-23**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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