

# 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

905/11 Rose Lane, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$568,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2019 to 31/12/2019 Source REIV

### 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 six 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
1	2406E/888 Collins St DOCKLANDS 3008	\$565,000	19/11/2019
2	1203/68 La Trobe St MELBOURNE 3000	\$560,000	21/08/2019
3	312/108 Flinders St MELBOURNE 3000	\$550,000	30/10/2019

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 six months.~~

This Statement of Information was prepared on:

13/02/2020 16:35

905/11 Rose Lane, Melbourne Vic 3000



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**Property Type:**  
**Land Size:** 69 sqm approx  
**Agent Comments**

### Indicative Selling Price

\$540,000 - \$568,000

**Median Unit Price**

December quarter 2019: \$550,000

## Comparable Properties

**2406E/888 Collins St DOCKLANDS 3008 (REI)** Agent Comments

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**Price:** \$565,000

**Method:** Private Sale

**Date:** 19/11/2019

**Property Type:** Apartment



**1203/68 La Trobe St MELBOURNE 3000  
(REI/VG)**

### Agent Comments

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**Price: \$560,000**

**Method:** Private Sale

**Date:** 21/08/2019

**Rooms: 3**

**Property Type:** Apartment

**312/108 Flinders St MELBOURNE 3000  
(REI/VG)**

### Agent Comments

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**Price: \$550,000**

**Method:** Private Sale

**Date:** 30/10/2019

**Property Type:** Apartment

**Account** - Elite RE | P: 03 9663 9977 | F: (03)96638800