

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

1612/22-24 Jane Bell 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

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

706/31 Spring Street Melbourne VIC 3000	\$470,000	28-Feb-20
11/668 Bourke Street Melbourne VIC 3000	\$450,000	16-Apr-20
1403/668 Bourke Street Melbourne VIC 3000	\$453,000	12-Mar-20

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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**706/31 Spring Street Melbourne
VIC 3000**

1 1 1

Sold Price **\$470,000** Sold Date **28-Feb-20**

Distance **0.85km**



**11/668 Bourke Street Melbourne
VIC 3000**

1 1 1

Sold Price ^{RS} **\$450,000** Sold Date **16-Apr-20**

Distance **1.28km**



**1403/668 Bourke Street Melbourne
VIC 3000**

1 1 1

Sold Price **\$453,000** Sold Date **12-Mar-20**

Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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