

## 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

1308/33 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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

29/50 Rosslyn Street West Melbourne VIC 3003	\$490,000	25-May-21
2205/180 City Road Southbank VIC 3006	\$500,000	12-Apr-21
807D/604-640 Swanston Street Carlton VIC 3053	\$493,000	28-May-21

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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**29/50 Rosslyn Street West  
Melbourne VIC 3003**

2 1 1

Sold Price **\$490,000** Sold Date **25-May-21**

Distance **0.88km**



**2205/180 City Road Southbank VIC  
3006**

2 1 1

Sold Price **\$500,000** Sold Date **12-Apr-21**

Distance **1.2km**



**807D/604-640 Swanston Street  
Carlton VIC 3053**

2 1 1

Sold Price **\$493,000** Sold Date **28-May-21**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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