

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

1301/11 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2019

to

31 May 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

3803/33 Rose Lane Melbourne VIC 3000	\$480,000	02-Dec-19
4208/639 Lonsdale Street Melbourne VIC 3000	\$470,000	22-Apr-20
4409/639 Lonsdale Street Melbourne VIC 3000	\$495,000	14-Feb-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.~~

This Statement of Information was prepared on: 26 June 2020



3803/33 Rose Lane Melbourne VIC 3000

 2  1  -

Sold Price

\$480,000

Sold Date

02-Dec-19

Distance

0.05km



4208/639 Lonsdale Street Melbourne VIC 3000

 2  1  -

Sold Price

\$470,000

Sold Date

22-Apr-20

Distance

0.07km



4409/639 Lonsdale Street Melbourne VIC 3000

 2  1  -

Sold Price

\$495,000

Sold Date

14-Feb-20

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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