

## 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

2513/33 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

\$470,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2019

to

31 Aug 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 2107/11 Rose Lane Melbourne VIC 3000  | \$490,000 | 12-Mar-20 |
| 2189Y/11 Rose Lane Melbourne VIC 3000 | \$490,000 | 12-Mar-20 |
| 401/33 Rose Lane Melbourne VIC 3000   | \$470,000 | 14-Apr-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: 05 September 2020



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**2107/11 Rose Lane Melbourne VIC 3000**

Sold Price

**\$490,000**

Sold Date

**12-Mar-20**

2 1 -

Distance

-



**2189Y/11 Rose Lane Melbourne VIC 3000**

Sold Price

Sold Date

**12-Mar-20**

2 - -

Distance

-



**401/33 Rose Lane Melbourne VIC 3000**

Sold Price

**\$470,000**

Sold Date

**14-Apr-20**

2 1 -

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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