

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

1705/11 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

or range
between

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2019

to

31 Oct 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

14/79-81 Franklin Street Melbourne VIC 3000	\$510,000	01-Sep-20
15 Doepel Way Docklands VIC 3008	\$500,000	06-Aug-20
2904/36-40 La Trobe Street Melbourne VIC 3000	\$475,000	27-Jul-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: 15 November 2020



14/79-81 Franklin Street Melbourne VIC 3000

Sold Price

\$510,000

Sold Date **01-Sep-20**

 2  1  -

Distance **1.08km**



15 Doepel Way Docklands VIC 3008

Sold Price

\$500,000

Sold Date **06-Aug-20**

 2  1  -

Distance **1.26km**



2904/36-40 La Trobe Street Melbourne VIC 3000

Sold Price

\$475,000

Sold Date **27-Jul-20**

 2  1  -

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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