

## 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

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 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

2103/285 La Trobe Street Melbourne VIC 3000	\$505,000	03-Mar-21
607/5 Caravel Lane Docklands VIC 3008	\$525,000	11-Feb-21
703/8 Marmion Place Docklands VIC 3008	\$520,000	16-Mar-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.~~

This Statement of Information was prepared on: 13 April 2021

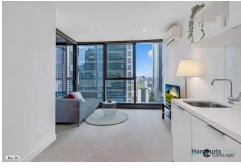


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**2103/285 La Trobe Street  
Melbourne VIC 3000**

2 1 1

Sold Price **\$505,000** Sold Date **03-Mar-21**

Distance **0.82km**



**607/5 Caravel Lane Docklands VIC  
3008**

2 1 1

Sold Price **\$525,000** Sold Date **11-Feb-21**

Distance **1km**



**703/8 Marmion Place Docklands  
VIC 3008**

2 1 1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **16-Mar-21**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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