

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

1206/38 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 2024

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

4307/38 ROSE LANE MELBOURNE VIC 3000	\$600,000	06-Dec-23
2706/639 LONSDALE STREET MELBOURNE VIC 3000	\$561,000	19-Jan-24
817/220 SPENCER STREET MELBOURNE VIC 3000	\$615,000	11-Apr-24

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: 07 May 2024



4307/38 ROSE LANE MELBOURNE VIC 3000 Sold Price **\$600,000** Sold Date **06-Dec-23**

 2  2  -

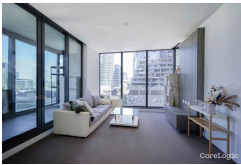
Distance **0.03km**



2706/639 LONSDALE STREET MELBOURNE VIC 3000 Sold Price ^{RS} **\$561,000** Sold Date **19-Jan-24**

 2  2  -

Distance **0.08km**



817/220 SPENCER STREET MELBOURNE VIC 3000 Sold Price ^{RS} **\$615,000** ^{UN} Sold Date **11-Apr-24**

 2  2  -

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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