

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

1611/22-24 JANE BELL 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

2003/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$701,500	03-Jun-23
112/668 BOURKE STREET MELBOURNE VIC 3000	\$630,588	22-May-23
1103/87 FRANKLIN STREET MELBOURNE VIC 3000	\$675,000	09-May-23

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: 20 June 2023

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**2003/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS}

\$701,500

Sold Date

03-Jun-23

Distance

0km



**112/668 BOURKE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS}

\$630,588

Sold Date

22-May-23

Distance

1.28km



**1103/87 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS}

\$675,000

Sold Date

09-May-23

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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