

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

2114/22-24 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

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

5502/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$620,000	30-Jan-23
1303/87 FRANKLIN STREET MELBOURNE VIC 3000	\$620,000	27-Apr-23
1111/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$580,000	29-Jul-22

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: 12 September 2023



5502/442-450 ELIZABETH STREET Sold Price **\$620,000** Sold Date **30-Jan-23**
MELBOURNE VIC 3000

2 1 1

Distance **0.52km**



1303/87 FRANKLIN STREET Sold Price Sold Date **27-Apr-23**
MELBOURNE VIC 3000

2 1 1

Distance **0.45km**



1111/22-24 JANE BELL LANE Sold Price **\$580,000** Sold Date **29-Jul-22**
MELBOURNE VIC 3000

2 1 1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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