

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

2208/38 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

\$435,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

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

1905/618 LONSDALE STREET MELBOURNE VIC 3000	\$440,000	21-Mar-23
204/639 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$465,000	07-Mar-23
1205/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$464,400	20-Feb-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.~~

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**1905/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$440,000** Sold Date **21-Mar-23**

Distance **0.1km**



**204/639 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$465,000** Sold Date **07-Mar-23**

Distance **0.14km**

**1205/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price **\$464,400** Sold Date **20-Feb-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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