

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

2503/11 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

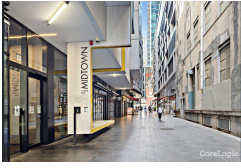
Date of sale

2403/11 ROSE LANE MELBOURNE VIC 3000	\$335,000	16-Jun-23
2703/11 ROSE LANE MELBOURNE VIC 3000	\$335,000	27-Jun-23
605/33 ROSE LANE MELBOURNE VIC 3000	\$385,000	21-Mar-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: 18 June 2024



**2403/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$335,000** Sold Date **16-Jun-23**

1 1 -

Distance **0km**



**2703/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price Sold Date **27-Jun-23**

1 1 -

Distance **0km**



**605/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$385,000** Sold Date **21-Mar-23**

1 1 -

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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