

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

2705/22-24 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

\$698,000

or range
between

&

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

1403/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$712,000	24-Feb-24
1803/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$703,000	20-Mar-24
4404/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$712,500	29-Nov-23

OR

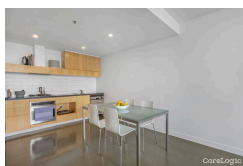
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 09 May 2024

Team Abode318

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**1403/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$712,000** Sold Date **24-Feb-24**

Distance **0km**



**1803/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$703,000** Sold Date **20-Mar-24**

Distance **0km**



**4404/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$712,500** Sold Date **29-Nov-23**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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