

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

2707/11 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

\$399,000

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

1304/11 ROSE LANE MELBOURNE VIC 3000	\$400,000	21-Jul-23
2102/11 ROSE LANE MELBOURNE VIC 3000	\$408,000	23-Oct-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: 23 May 2024



**1304/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$400,000** Sold Date **21-Jul-23**

 2  1  -

Distance **0km**



**2102/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$408,000** Sold Date **23-Oct-23**

 2  1  -

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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