

# 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

2707/22 Jane Bell Lane, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$710,000

### Median sale price

Median price \$488,800 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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 six 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
1	1403/22-24 Jane Bell La MELBOURNE 3000	\$712,000	24/02/2024
2	1803/22-24 Jane Bell La MELBOURNE 3000	\$703,000	25/03/2024
3	2705/22-24 Jane Bell La MELBOURNE 3000	\$700,000	20/05/2024

**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 six months.~~

This Statement of Information was prepared on:

04/06/2024 13:29

2707/22 Jane Bell Lane, Melbourne Vic 3000



2 1 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$680,000 - \$710,000

**Median Unit Price**

Year ending March 2024: \$488,800

## Comparable Properties



**1403/22-24 Jane Bell La MELBOURNE 3000 (REI)**

Agent Comments

2 1 1

**Price:** \$712,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Apartment



**1803/22-24 Jane Bell La MELBOURNE 3000 (REI)**

Agent Comments

2 1 1

**Price:** \$703,000

**Method:** Private Sale

**Date:** 25/03/2024

**Property Type:** Unit



**2705/22-24 Jane Bell La MELBOURNE 3000 (REI)**

Agent Comments

2 1 1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 20/05/2024

**Property Type:** Apartment

**Account - Belle Property Carlton & Melbourne** | P: 03 9347 1170 | F: 03 9347 1161



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