

## 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

2707/38 ROSE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### 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

907/618 LONSDALE STREET MELBOURNE VIC 3000	\$612,880	16-May-24
3502/220 SPENCER STREET MELBOURNE VIC 3000	\$610,000	17-Apr-24
2404/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$620,000	13-Feb-24

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: 22 May 2024



**907/618 LONSDALE STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price

<sup>RS</sup> **\$612,880** Sold Date **16-May-24**

Distance **0.1km**



**3502/220 SPENCER STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price

**\$610,000** Sold Date **17-Apr-24**

Distance **0.13km**



**2404/601 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

 2  2  1

Sold Price

**\$620,000** Sold Date **13-Feb-24**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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