

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

3008/11 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

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

1202/11 ROSE LANE MELBOURNE VIC 3000	\$432,000	13-Mar-24
3901/639 LONSDALE STREET MELBOURNE VIC 3000	\$445,000	30-Apr-24
902/639 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$435,000	05-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: 04 May 2024



**1202/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price ^{RS} **\$432,000** ^{UN} Sold Date **13-Mar-24**

2 1 -

Distance **0km**

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**3901/639 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price ^{RS} **\$445,000** Sold Date **30-Apr-24**

2 1 -

Distance **0.06km**



**902/639 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

Sold Price **\$435,000** Sold Date **05-Feb-24**

2 1 -

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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