

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

3503/33 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

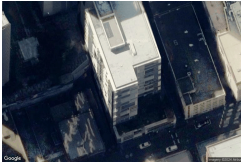
Date of sale

2803/33 ROSE LANE MELBOURNE VIC 3000	\$500,000	21-Mar-24
4405/33 ROSE LANE MELBOURNE VIC 3000	\$460,000	20-Feb-24
1010/33 ROSE LANE MELBOURNE VIC 3000	\$450,000	18-Mar-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: 18 April 2024



**2803/33 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price

\$500,000

Sold Date

21-Mar-24

Distance

0km



**4405/33 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price

\$460,000

Sold Date

20-Feb-24

Distance

0km



**1010/33 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price

^{RS} **\$450,000** ^{UN}

Sold Date

18-Mar-24

Distance

0km



**2609/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$518,000

Sold Date

16-Jan-24

Distance

0.06km



**3405/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS} **\$530,168**

Sold Date

01-Feb-24

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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