

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

4804/33 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

\$366,000

&

\$396,000

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

4412/220 SPENCER STREET MELBOURNE VIC 3000	\$372,000	21-Feb-24
4514/220 SPENCER STREET MELBOURNE VIC 3000	\$416,000	01-Sep-23
4109/38 ROSE LANE MELBOURNE VIC 3000	\$368,250	11-Aug-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: 30 May 2024



**4412/220 SPENCER STREET
MELBOURNE VIC 3000**

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Sold Price **\$372,000** Sold Date **21-Feb-24**

Distance **0.09km**



**4514/220 SPENCER STREET
MELBOURNE VIC 3000**

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Sold Price **\$416,000** Sold Date **01-Sep-23**

Distance **0.1km**



**4109/38 ROSE LANE MELBOURNE
VIC 3000**

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Sold Price **\$368,250** Sold Date **11-Aug-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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