

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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Unit offered for sale

Address
Including suburb and
postcode 2202/38 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Three bedroom units	\$*	Or range between	\$950,000	&	\$1,040,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$825,000 Suburb Melbourne

Period - From 01/02/2018 To 01/02/2019 Source Hometrack Australia

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Three bedroom units	1. 2705/265 Exhibition St Melbourne, VIC 3000	\$1,380,000	12/10/2018
	2. 1202/38 Rose Lane Melbourne VIC 3000	\$906,000	02/08/2018
	3. 403/390 Little Collins St Melbourne, VIC 3000	\$1,050,000	29/08/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.