

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 4605/33 Rose Lane, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000 & \$480,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2018 to 30/06/2019 Source REIV

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 six 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
1	503/639 Lonsdale St MELBOURNE 3000	\$495,000	24/04/2019
2	156/538 Little Lonsdale St MELBOURNE 3000	\$480,000	14/04/2019
3	1904/285 La Trobe St MELBOURNE 3000	\$475,000	06/06/2019

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 six months.~~

This Statement of Information was prepared on: 01/10/2019 17:09

4605/33 Rose Lane, Melbourne Vic 3000



 2  1 

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$470,000 - \$480,000

Median Unit Price

Year ending June 2019: \$470,000

Comparable Properties

503/639 Lonsdale St MELBOURNE 3000 (VG) Agent Comments

 2  -  -

Price: \$495,000

Method: Sale

Date: 24/04/2019

Property Type: Strata Unit/Flat



156/538 Little Lonsdale St MELBOURNE 3000 (VG) Agent Comments

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Price: \$480,000

Method: Sale

Date: 14/04/2019

Property Type: Car Park/Car Space (Res)

1904/285 La Trobe St MELBOURNE 3000 (VG) Agent Comments

 2  -  -

Price: \$475,000

Method: Sale

Date: 06/06/2019

Property Type: Strata Unit/Flat

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.