

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

2208/38 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)

Single Price

or range
between

\$425,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

2601/220 SPENCER STREET MELBOURNE VIC 3000

450000

31-Jul-23

2605/618 LONSDALE STREET MELBOURNE VIC 3000

435000

03-Aug-23

4401/639 LONSDALE STREET MELBOURNE VIC 3000

435000

18-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: 28 October 2023



**2601/220 SPENCER STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

450000

Sold Date

31-Jul-23

Distance

0.13km



**2605/618 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

435000

Sold Date

03-Aug-23

Distance

0.1km



**4401/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

Sold Date

18-Aug-23

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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