

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

4005/33 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

4509/33 ROSE LANE MELBOURNE VIC 3000	\$455,000	28-Jul-23
3802/33 ROSE LANE MELBOURNE VIC 3000	\$420,000	06-Jul-23
1202/33 ROSE LANE MELBOURNE VIC 3000	\$410,000	12-Jan-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: 02 August 2023



**4509/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

^{RS} **\$455,000**

Sold Date

28-Jul-23

2 1 -

Distance

0km



**3802/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

^{RS} **\$420,000**

Sold Date

06-Jul-23

2 1 -

Distance

0km



**1202/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$410,000

Sold Date

12-Jan-23

2 1 -

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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