

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	2313/33 Rose Lane, Melbourne, VIC 3000
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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
Two Bedroom Apartment	\$*	Or range between \$*470,000	& \$500,000
	\$*	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	\$497,500	Suburb	Melbourne
Period - From	01/01/2019	To	31/12/2019
Source	REIV		

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
Two Bedroom Units	1 1110/200 Spencer Street, Melbourne VIC 3000	\$560,000	30/12/2019
	2 3902/568-580 Collins Street, Melbourne VIC 3000	\$550,000	12/10/2019
	3 802/639 Lonsdale Street Melbourne VIC 3000	\$490,000	26/08/2019

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.

