

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

3112/33 Rose Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$480,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2018 to 30/09/2019 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	3303/220 Spencer St MELBOURNE 3000	\$608,800	06/09/2019
2	4706/639 Lonsdale St MELBOURNE 3000	\$600,000	26/08/2019
3	1208/618 Lonsdale St MELBOURNE 3000	\$598,000	14/06/2019

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:

11/11/2019 12:29



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

Year ending September 2019: \$480,000

Comparable Properties



3303/220 Spencer St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$608,800

Method: Private Sale

Date: 06/09/2019

Rooms: 5

Property Type: Apartment



4706/639 Lonsdale St MELBOURNE 3000 (VG) **Agent Comments**



Price: \$600,000

Method: Sale

Date: 26/08/2019

Property Type: Strata Unit/Flat

1208/618 Lonsdale St MELBOURNE 3000 (REI/VG) **Agent Comments**



Price: \$598,000

Method: Private Sale

Date: 14/06/2019

Rooms: 3

Property Type: Apartment