

Statement of Information
**Single residential property located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
 Including suburb and
 postcode

5202/Manhattan/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 \$560,000

Median sale price

(*Delete house or unit as applicable)

Median price \$525,000

*Unit x

Suburb Melbourne

Period - From 01/07/2018

to 30/09/2018

Source REIV

Comparable property sales

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
604/217 A'Beckett St MELBOURNE 3000	\$585,000	11/10/2018
3402/48 Balston St SOUTHBANK 3006	\$540,000	21/09/2018
1405/462 Elizabeth St MELBOURNE 3000	\$578,000	26/10/2018