

## 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 3611/22-24 Jane Bell Lane, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$420,000

#### Median sale price

Median price \$480,000 House Unit X Suburb Melbourne

Period - From 01/10/2018 to 31/12/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

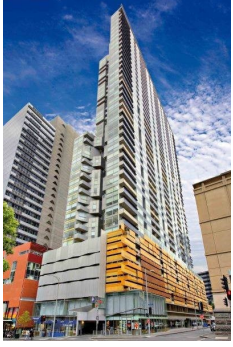
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1501/27 Little Collins St MELBOURNE 3000	\$430,000	11/09/2018
2	402/668 Bourke St MELBOURNE 3000	\$426,000	08/12/2018
3	905/108 Flinders St MELBOURNE 3000	\$402,500	20/10/2018

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.

3611/22-24 Jane Bell Lane, Melbourne Vic 3000



 1    1    1

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$420,000  
**Median Unit Price**  
December quarter 2018: \$480,000

## Comparable Properties

**1501/27 Little Collins St MELBOURNE 3000 (VG)**   **Agent Comments**

 1    -    -

**Price:** \$430,000  
**Method:** Sale  
**Date:** 11/09/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**402/668 Bourke St MELBOURNE 3000 (REI)**   **Agent Comments**

 1    1    1

**Price:** \$426,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 56 sqm approx



**905/108 Flinders St MELBOURNE 3000 (REI/VG)**   **Agent Comments**

 1    1    -

**Price:** \$402,500  
**Method:** Auction Sale  
**Date:** 20/10/2018  
**Rooms:** 3  
**Property Type:** Apartment