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	4706/38 Rose Lane, Melbourne Vic 3000

Indicative selling price

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

Single price $719,000

Median sale price

Median price $501,900 Property Type Unit Suburb Melbourne

Period - From 01/01/2021 to 31/12/2021 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.

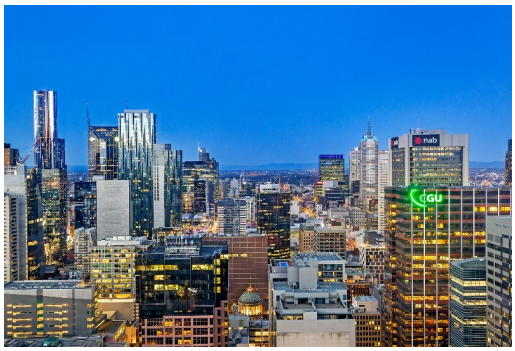
	Address of comparable property	Price	Date of sale
1	1504/1 William St MELBOURNE 3000	$749,889	11/11/2021
2	1102/108 Flinders St MELBOURNE 3000	$737,500	23/12/2021
3	2703/27 Therry St MELBOURNE 3000	$715,000	07/09/2021

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: 01/02/2022 11:08

4706/38 Rose Lane, Melbourne Vic 3000



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$719,000
Median Unit Price
Year ending December 2021: $501,900

Comparable Properties



1504/1 William St MELBOURNE 3000 (REI/VG)

2 2 1

Price: $749,889
Method: Private Sale
Date: 11/11/2021
Property Type: Apartment

Agent Comments



1102/108 Flinders St MELBOURNE 3000 (REI/VG)

2 2 1

Price: $737,500
Method: Private Sale
Date: 23/12/2021
Property Type: Apartment

Agent Comments

2703/27 Therry St MELBOURNE 3000 (VG)

2 - -

Price: $715,000
Method: Sale
Date: 07/09/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE

propertydata.com.au

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