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	3905/38 Rose Lane, Melbourne Vic 3000

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $510,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2019 to 31/03/2020 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	704/350 La Trobe St MELBOURNE 3000	$520,000	05/02/2020
2	615/60 Siddeley St DOCKLANDS 3008	$500,000	18/03/2020
3	1204/285 La Trobe St MELBOURNE 3000	$490,000	20/02/2020

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: 26/05/2020 14:53

RT Edgar



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending March 2020: $510,000

Comparable Properties



704/350 La Trobe St MELBOURNE 3000 (REI/VG)

2 1 -

Price: $520,000
Method: Private Sale
Date: 05/02/2020
Property Type: Apartment

Agent Comments



615/60 Siddeley St DOCKLANDS 3008 (REI/VG)

2 1 -

Price: $500,000
Method: Sold Before Auction
Date: 18/03/2020
Property Type: Apartment

Agent Comments



1204/285 La Trobe St MELBOURNE 3000 (REI/VG)

2 1 -

Price: $490,000
Method: Private Sale
Date: 20/02/2020
Rooms: 4
Property Type: Apartment
Land Size: 848 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.