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	4302/38 Rose Lane, Melbourne, VIC 3000

Indicative selling price

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

Single price		or range between	$750,000	&	$800,000

Median sale price

Median price	$ 420,000	Property type	Unit	Suburb	MELBOURNE
Period - From	13/08/2023	to	12/08/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	11/283 Spring Street Melbourne Vic 3000	$800,000	2024-02-24
2	701/97-103 Flemington Road North Melbourne Vic 3051	$800,000	2024-03-12
3	41/33 Jeffcott Street West Melbourne Vic 3003	$775,000	2024-07-12

This Statement of Information was prepared on: 13/08/2024

CONSUMER AFFAIRS VICTORIA