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	4102/38 Rose Lane, Melbourne Vic 3000

Indicative selling price

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

Range between $930,000 & $968,000

Median sale price

Median price $530,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 31/12/2022 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	4909/520-560 Lonsdale St MELBOURNE 3000	$1,130,000	02/11/2022
2	5909/138 Spencer St MELBOURNE 3000	$1,030,390	05/12/2022
3	806/95 Berkeley St MELBOURNE 3000	$972,000	08/12/2022

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: 16/02/2023 12:00

4102/38 Rose Lane, Melbourne Vic 3000

RT Edgar

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3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$930,000 - $968,000
Median Unit Price
December quarter 2022: $530,000

Comparable Properties

4909/520-560 Lonsdale St MELBOURNE 3000 (REI)

3 2 1

Price: $1,130,000
Method: Private Sale
Date: 02/11/2022
Property Type: Apartment
Land Size: 114 sqm approx

Agent Comments

5909/138 Spencer St MELBOURNE 3000 (VG)

3 - -

Price: $1,030,390
Method: Sale
Date: 05/12/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

806/95 Berkeley St MELBOURNE 3000 (REI/VG)

3 2 2

Price: $972,000
Method: Private Sale
Date: 08/12/2022
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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