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<br>Including suburb and postcode | 3811/33 ROSE LANE MELBOURNE VIC 3000 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $570,000 | & | $600,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $400,000 | Property type | Unit | Suburb | Melbourne |
| Period-from | 01 May 2024 | to | 30 Apr 2025 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 4303/220 SPENCER STREET MELBOURNE VIC 3000 | $625,500 | 08-Feb-25 |
| 3204/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | $620,000 | 13-May-25 |
| 608/668 BOURKE STREET MELBOURNE VIC 3000 | $610,000 | 01-May-25 |

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 6 months.~~

This Statement of Information was prepared on: 19 May 2025

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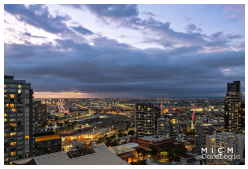


**4303/220 SPENCER STREET MELBOURNE VIC 3000**

2 2 1

Sold Price **$625,500** Sold Date **08-Feb-25**

Distance **0km**



**3204/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

2 2 1

Sold Price RS **$620,000** Sold Date **13-May-25**

Distance **0.18km**



**608/668 BOURKE STREET MELBOURNE VIC 3000**

2 2 1

Sold Price RS **$610,000** Sold Date **01-May-25**

Distance **0.11km**

**RS** = Recent sale **UN** = Undisclosed Sale

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