

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

4407/38 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 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

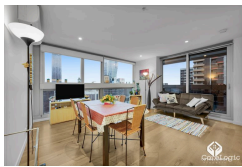
Date of sale

3807/38 ROSE LANE MELBOURNE VIC 3000	\$600,000	21-Nov-24
4106/38 ROSE LANE MELBOURNE VIC 3000	\$620,000	12-Sep-24
4801/38 ROSE LANE MELBOURNE VIC 3000	\$550,000	14-Aug-24

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: 12 February 2025



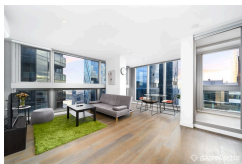
3807/38 ROSE LANE MELBOURNE VIC 3000 Sold Price **\$600,000** Sold Date **21-Nov-24**
Distance **0km**

2 2 1



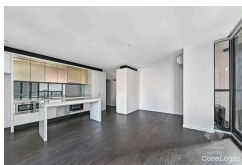
4106/38 ROSE LANE MELBOURNE VIC 3000 Sold Price **\$620,000** Sold Date **12-Sep-24**
Distance **0km**

2 2 1



4801/38 ROSE LANE MELBOURNE VIC 3000 Sold Price **\$550,000** Sold Date **14-Aug-24**
Distance **0km**

2 2 1



1412/33 ROSE LANE MELBOURNE VIC 3000 Sold Price **\$600,000** Sold Date **29-Aug-24**
Distance **0.05km**

2 2 1

RS = Recent sale UN = Undisclosed Sale

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