

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

4703/33 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

\$490,000

&

\$539,000

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

1909/11 ROSE LANE MELBOURNE VIC 3000	\$500,000	04-Sep-24
2708/33 ROSE LANE MELBOURNE VIC 3000	\$492,500	17-Dec-24
2008/11 ROSE LANE MELBOURNE VIC 3000	\$500,000	20-Sep-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: 25 February 2025



**1909/11 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price

\$500,000

Sold Date **04-Sep-24**

Distance

0km



**2708/33 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price

\$492,500

Sold Date **17-Dec-24**

Distance

0km



**2008/11 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price

\$500,000

Sold Date **20-Sep-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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