

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

1303/11 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

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 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

3609/38 ROSE LANE MELBOURNE VIC 3000	\$330,000	14-Feb-25
2309/38 ROSE LANE MELBOURNE VIC 3000	\$332,000	10-Dec-24
1709/220 SPENCER STREET MELBOURNE VIC 3000	\$320,000	14-Nov-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: 04 March 2025

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**3609/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

^{RS} **\$330,000**

Sold Date

14-Feb-25

 1  1  -

Distance

0.08km



**2309/38 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$332,000

Sold Date

10-Dec-24

 1  1  -

Distance

0.08km



**1709/220 SPENCER STREET
MELBOURNE VIC 3000**

Sold Price

\$320,000

Sold Date

14-Nov-24

 1  1  -

Distance

0km



**4804/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$315,000

Sold Date

15-Oct-24

 1  1  -

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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