



Statement of Information

Single Residential Property Located in the Melbourne Metropolitan Area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2407B/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 \$ or range between \$490,000.00 & \$540,000.00

Median sale price

Median price \$ 545,000 Property type Unit Suburb Melbourne

Period - From 23/01/2020 to 23/06/2020 Source Price Finder Pty Ltd

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	1007/620 COLLINS STREET, MELBOURNE 3000	\$500,000	05/05/2020
2	514/181 EXHIBITION STREET, MELBOURNE 3000	\$540,000	09/06/2020
3	725/181 EXHIBITION STREET, MELBOURNE 3000	\$620,000	14/03/2020

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: 23/06/20