

# 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 3808/33 Rose Lane, Melbourne, VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$445,000

&

\$475,000

### Median sale price

Median price

\$490,000

Property Type

House

Suburb

Melbourne (3000)

Period - From

24/04/2018

to

23/04/2019

Source

realestate.com.au

### Comparable property sales

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
2404/483 SWANSTON STREET, MELBOURNE VIC 3000	\$465,000	20/02/2019
1508/151 BERKELEY STREET, MELBOURNE VIC 3000	\$488,000	25/01/2019
116/74 QUEENS ROAD, MELBOURNE VIC 3004	\$490,000	22/01/2019

This Statement of Information was prepared on: 31/10/2019