

## STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

**1201/22-24 Jane Bell 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)

**Range Between \$585,000 & \$635,000**

### MEDIAN SALE PRICE

**Median price \$440,000 | | Melbourne (3000)**

**Period - From 1 August 2018 to 31 July 2019 | Source - Corelogic**

### COMPARABLE PROPERTY SALES

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
<b>3307/22-24 JANE BELL LANE, MELBOURNE VIC 3000</b>	<b>\$670,000</b>	<b>02/06/2019</b>
<b>3303/22-24 JANE BELL LANE, MELBOURNE VIC 3000</b>	<b>\$660,000</b>	<b>11/04/2019</b>
<b>4004/483 SWANSTON STREET, MELBOURNE VIC 3000</b>	<b>\$610,000</b>	<b>22/04/2019</b>

This statement of information was prepared on 16/09/2019