

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 1804/22-24 Jane Bell Lane, Melbourne, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$575,000 & \$595,000

Median sale price

Median price \$460,000 Property Type Apartment Suburb Melbourne (3000)
Period - From 01/11/2019 to 31/10/2020 Source Corelogic

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
702/300 SWANSTON STREET, MELBOURNE VIC 3000	\$620,000	20/02/2020
1404/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$595,000	01/12/2020
201/350 LA TROBE STREET, MELBOURNE VIC 3000	\$565,000	09/09/2020

This Statement of Information was prepared on: 01/12/2020