

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 1204/22-24 Jane Bell Lane, Melbourne, VIC 3000

Indicative selling price

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

Single Price \$575,000

Median sale price

Median price \$450,000 Property Type Apartment Suburb Melbourne (3000)

Period - From 01/05/2020 to 30/05/2021 Source Corelogi

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
1302/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$583,000	23/04/2021
1803/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$580,000	02/03/2021
411/181 EXHIBITION STREET, MELBOURNE VIC 3000	\$570,000	27/01/2021

This Statement of Information was prepared on: 17/05/2021