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REAL ESTATE

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Statement of Information

5204/33 ROSE LANE, MELBOURNE, VIC 3000

Prepared by Cherry Jia, First National Real Estate Janssen & Co



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5204/33 ROSE LANE, MELBOURNE, VIC

1 1 -

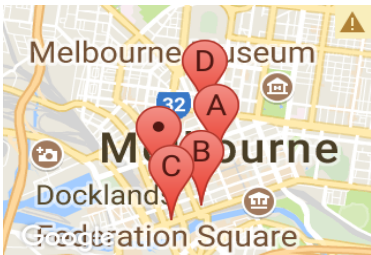
Indicative Selling Price

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

Price Range: **399,000 to 420,000**

Provided by: Cherry Jia, First National Real Estate Janssen & Co

MEDIAN SALE PRICE



MELBOURNE, VIC, 3000

Suburb Median Sale Price (Unit)

\$489,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2212/250 ELIZABETH ST, MELBOURNE, VIC

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Sale Price

***\$425,000**

Sale Date: 21/04/2018

Distance from Property: 820m



704/29 MARKET ST, MELBOURNE, VIC 3000

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Sale Price

***\$434,000**

Sale Date: 20/04/2018

Distance from Property: 667m



1901/8 DOWNIE ST, MELBOURNE, VIC 3000

1 1 -

Sale Price

***\$323,000**

Sale Date: 20/04/2018

Distance from Property: 594m



This report has been compiled on 30/04/2018 by First National Real Estate Janssen & Co. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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1704/25 THERRY ST, MELBOURNE, VIC 3004

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Sale Price

\$400,000

Sale Date: 13/03/2018

Distance from Property: 1.1km



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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

5204/33 ROSE LANE, MELBOURNE, VIC 3000

Indicative selling price

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

Price Range: 399,000 to 420,000

Median sale price

Median price \$489,000

House

Unit

X

Suburb

MELBOURNE

Period 01 April 2017 to 31 March 2018

Source

 pricfinder

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
2212/250 ELIZABETH ST, MELBOURNE, VIC 3004	*\$425,000	21/04/2018
704/29 MARKET ST, MELBOURNE, VIC 3000	*\$434,000	20/04/2018
1901/8 DOWNIE ST, MELBOURNE, VIC 3000	*\$323,000	20/04/2018
1704/25 THERRY ST, MELBOURNE, VIC 3004	\$400,000	13/03/2018