

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

2902/38 ROSE LANE MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

4302/38 ROSE LANE MELBOURNE VIC 3000	\$816,000	03-Sep-24
1505/500 ELIZABETH STREET MELBOURNE VIC 3000	\$765,500	13-Sep-24
2209/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$750,000	17-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 January 2025



**4302/38 ROSE LANE MELBOURNE
VIC 3000**

3 2 2

Sold Price

\$816,000

Sold Date **03-Sep-24**

Distance

0km



**1505/500 ELIZABETH STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

\$765,500

Sold Date **13-Sep-24**

Distance

1.02km



**2209/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

3 2 1

Sold Price

\$750,000

Sold Date **17-Sep-24**

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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