

## 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

4707/33 ROSE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

1601/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$815,000	15-Feb-24
1502/180 CITY ROAD SOUTHBANK VIC 3006	\$875,000	19-Dec-23
2901/618 LONSDALE STREET MELBOURNE VIC 3000	\$900,000	05-Feb-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: 23 April 2024



**1601/1-13 BALSTON STREET  
SOUTHBANK VIC 3006**

 3  2  1

Sold Price

**\$815,000**

Sold Date

**15-Feb-24**

Distance

**1.32km**



**1502/180 CITY ROAD SOUTHBANK  
VIC 3006**

 3  2  1

Sold Price

**\$875,000**

Sold Date

**19-Dec-23**

Distance

**1.19km**



**2901/618 LONSDALE STREET  
MELBOURNE VIC 3000**

 3  2  1

Sold Price

**\$900,000**

Sold Date

**05-Feb-24**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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