

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

1609/11 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

1909/11 ROSE LANE MELBOURNE VIC 3000	\$500,000	04-Sep-24
2008/11 ROSE LANE MELBOURNE VIC 3000	\$500,000	20-Sep-24
1006/11 ROSE LANE MELBOURNE VIC 3000	\$463,000	17-Jul-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: 06 December 2024



**1909/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price **\$500,000** Sold Date **04-Sep-24**

2 1 1

Distance **0km**



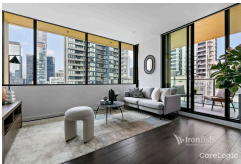
**2008/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

Sold Date **20-Sep-24**

2 1 1

Distance **0km**



**1006/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$463,000 Sold Date **17-Jul-24**

2 1 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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