

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

408B/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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 2025

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

1303/11 ROSE LANE MELBOURNE VIC 3000	\$320,000	13-Mar-25
1703/11 ROSE LANE MELBOURNE VIC 3000	\$325,000	24-Apr-25
5204/33 ROSE LANE MELBOURNE VIC 3000	\$320,000	11-Mar-25

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: 27 May 2025

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**1303/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$320,000

Sold Date

13-Mar-25

1

1

-

Distance

0.05km
**1703/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$325,000

Sold Date

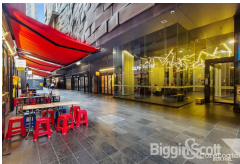
24-Apr-25

1

1

-

Distance

0.05km
**5204/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$320,000

Sold Date

11-Mar-25

1

1

-

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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