

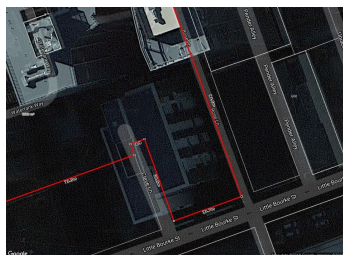
STATEMENT OF INFORMATION

902/33 ROSE LANE, MELBOURNE, VIC 3004

PREPARED BY JUSTIN TANG, BRIGGS SHAW REAL ESTATE, PHONE: 0423367080

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



902/33 ROSE LANE, MELBOURNE, VIC

2 1 -

Indicative Selling Price

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

Price Range: \$480,000 to \$520,000

Provided by: Justin Tang, Briggs Shaw Real Estate

MEDIAN SALE PRICE



MELBOURNE, VIC, 3004

Suburb Median Sale Price (Unit)

\$490,000

01 January 2017 to 31 December 2017

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.



3701/285 LA TROBE ST, MELBOURNE, VIC

2 1 -

Sale Price

****\$510,000**

Sale Date: 16/03/2018

Distance from Property: 793m



1108/33 MACKENZIE ST, MELBOURNE, VIC

2 1 -

Sale Price

***\$495,000**

Sale Date: 16/02/2018

Distance from Property: 1.4km



1014/74 QUEENS RD, MELBOURNE, VIC 3004

2 1 1

Sale Price

***\$505,000**

Sale Date: 01/03/2018

Distance from Property: 4.7km



This report has been compiled on 26/03/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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1406/250 ELIZABETH ST, MELBOURNE, VIC

 2  1  -

Sale Price

***\$515,000**

Sale Date: 24/02/2018

Distance from Property: 820m



1502/31 ABECKETT ST, MELBOURNE, VIC 3004

 2  1  1

Sale Price

***\$522,000**

Sale Date: 16/03/2018

Distance from Property: 1km



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

902/33 ROSE LANE, MELBOURNE, VIC 3004

Indicative selling price

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

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$490,000

House

Unit

X


Suburb

MELBOURNE

Period

01 January 2017 to 31 December 2017

Source



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
3701/285 LA TROBE ST, MELBOURNE, VIC 3004	**\$510,000	16/03/2018
1108/33 MACKENZIE ST, MELBOURNE, VIC 3004	*\$495,000	16/02/2018
1014/74 QUEENS RD, MELBOURNE, VIC 3004	*\$505,000	01/03/2018
1406/250 ELIZABETH ST, MELBOURNE, VIC 3004	*\$515,000	24/02/2018

1502/31 ABECKETT ST, MELBOURNE, VIC 3004	*\$522,000	16/03/2018
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