

## 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

3405/22-24 JANE BELL 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

1608/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$715,000	02-Sep-22
2304/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$690,000	14-Sep-22
4206/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$700,000	06-May-22

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: 07 October 2022



**1608/22-24 JANE BELL LANE  
MELBOURNE VIC 3000**

 2  1  1

Sold Price

<sup>RS</sup>

**\$715,000**

Sold Date

**02-Sep-22**

Distance

**0km**



**2304/22-24 JANE BELL LANE  
MELBOURNE VIC 3000**

 2  1  1

Sold Price

<sup>RS</sup>

**\$690,000**

Sold Date

**14-Sep-22**

Distance

**0km**



**4206/22-24 JANE BELL LANE  
MELBOURNE VIC 3000**

 2  1  1

Sold Price

**\$700,000**

Sold Date

**06-May-22**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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