## Statement of Information



# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sa	le
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Address Including suburb and postcode	1002/22-24 Jane Bell Lane, Melbourne, 3000
Including suburb and	1002/22-24 Jane Bell Lane, Melbourne, 3000

### Indicative selling price

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

Single price	or range between	\$640,000.00	&	\$688,000.00
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### Median sale price

Median p	orice	\$408,888.00	Propert	ty type	Unit/Apartment	Suburb	MELBOU	JRNE
Period - N From	Nov 202	24	to	Oct 20	)25		Source	Cotality

### **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
72/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$657,000.00	17/10/2025
3/121 RATHDOWNE STREET CARLTON VIC 3053	\$681,000.00	10/05/2025
1205/31 SPRING STREET MELBOURNE VIC 3000	\$687,000.00	17/07/2025

This Statement of Information was prepared on: Wednesday 05th November 2025

