



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4013/33 Rose Lane, MELBOURNE 3000

Unit  
2 beds 1 baths 1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$475,000 - \$510,000

### Median sale price

Median Unit for MELBOURNE for period Jan 2018 - Dec 2018

Sourced from REIV.

## \$515,000

### MICM Real Estate

178 City Road,  
Southbank VIC 3006

### Contact agents



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### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**S3001/231 Harbour Esp.**  
DOCKLANDS 3008

Price **\$490,000** Sold 18  
January 2019

**1108E/888 Collins St.**  
DOCKLANDS 3008

Price **\$466,000** Sold 20  
November 2018

**2907/231 Harbour Esp.**  
DOCKLANDS 3008

Price **\$445,000** Sold 07  
February 2019

### Additional Information

Unit 1108E in 88 Collins Street is in fact a one bed + study of the same size to subject property. Unit 2907 in 231 Harbour Esplanade is a one bedroom of the same size, building has high end facilities like the subject property, however, the bedroom is an internal bedroom. Strata Levies: \$3,900 per annum approx. / Council Rates: \$1,070 per annum approx. / Water Rates: \$750 per annum approx. This information was sourced from REIV.

