

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**401/133 Rosslyn Street,  
WEST MELBOURNE 3003**

### Indicative selling price

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

**Range \$365,000 - \$401,000**

### Median sale price

Median **Unit** for **WEST MELBOURNE** for period **Mar 2018 - Aug 2018**

Sourced from **PDOL**.

**\$395,000**

### 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 the most comparable to the property for sale.

**4905/442 Elizabeth Street,**  
Melbourne 3000

**Price \$400,000** Sold 05  
October 2018

**G01/162 Rosslyn Street,**  
West Melbourne 3003

**Price \$37,800** Sold 04 August  
2018

**215/133 Rosslyn Street,**  
West Melbourne 3003

**Price \$395,000** Sold 22  
November 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PDOL.



Unit



1 beds

#### Urban Property Melbourne

106 Langridge Street,  
Collingwood VIC 3066

#### Contact agents



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