



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8/23 Queens Road, MELBOURNE 3004

Unit



2 beds



1 baths



2 parking

### Indicative selling price

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

## Range \$620,000 - \$650,000

### Median sale price

Median **Unit** for **MELBOURNE** for period **Jul 2018 - Sep 2018**

Sourced from **REIV**.

## \$525,000

### 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.

**3G/23 Queens Road,**  
Melbourne 3004

Price **\$601,000** Sold 21  
August 2018

**405/33-34 Queens Road,**  
Melbourne 3004

Price **\$616,200** Sold 13 June  
2018

**6/33 Queens Road,**  
Melbourne 3004

Price **\$680,000** Sold 19 May  
2018

### Additional Information

Strata Levies: \$4,397 per annum approx. / Council Rates: \$1,327 per annum approx. / Water Rates: \$665 per annum approx.

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 REIV.

### MICM Real Estate

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Southbank VIC 3006

### Contact agents



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