

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 1002/77 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Price Range \$1,500,000 & \$1,600,000

Median sale price

Median price \$484,000 Property Type Apartment Suburb Melbourne (3004)

Period - From 01/07/2023 to 01/07/2024 Source www.propertydata.com.au

Comparable property sales

A These are two 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
702/19 QUEENS ROAD, MELBOURNE VIC 3004	\$1,560,000	28/01/2023
806/505 ST KILDA ROAD, MELBOURNE VIC 3004	\$1,550,000	27/01/2023

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 six months.

This Statement of Information was prepared on: 01/07/2024