

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 915/55 Queens Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$570,000 & \$585,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* 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
1	1310/229 Toorak Rd SOUTH YARRA 3141	\$578,000	07/06/2024
2	156/416a St Kilda Rd MELBOURNE 3004	\$580,000	16/03/2024
3			

OR

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: 29/08/2024 16:04

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Indicative Selling Price

\$570,000 - \$585,000

Median Unit Price

June quarter 2024: \$500,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



1310/229 Toorak Rd SOUTH YARRA 3141
(REI/VG)

Agent Comments

 2  1  1

Price: \$578,000

Method: Private Sale

Date: 07/06/2024

Property Type: Apartment



156/416a St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments

 2  1  1

Price: \$580,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Apartment

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014