

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	G01/55 Queens Road, Melbourne Vic 3004
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Indicative selling price

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

Single price	\$668,888
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Median sale price

Median price	\$470,000	House		Unit	X	Suburb	Melbourne
Period - From	01/07/2018	to	30/06/2019	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	3/78 Commercial Rd PRAHRAN 3181	\$680,000	16/04/2019
2	906/450 St Kilda Rd MELBOURNE 3004	\$678,000	05/04/2019
3	2/201 Dandenong Rd WINDSOR 3181	\$665,000	13/04/2019

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$668,888

Median Unit Price
Year ending June 2019: \$470,000

Comparable Properties



3/78 Commercial Rd PRAHRAN 3181 (REI/VG) **Agent Comments**

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Price: \$680,000
Method: Private Sale
Date: 16/04/2019
Rooms: -
Property Type: Apartment



906/450 St Kilda Rd MELBOURNE 3004 (VG) **Agent Comments**

2 - -

Price: \$678,000
Method: Sale
Date: 05/04/2019
Rooms: -
Property Type: Strata Unit/Flat



2/201 Dandenong Rd WINDSOR 3181 (REI/VG) **Agent Comments**

2 1 1

Price: \$665,000
Method: Auction Sale
Date: 13/04/2019
Rooms: -
Property Type: Apartment