

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

114/77 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

607/74 QUEENS ROAD MELBOURNE VIC 3004	\$375,000	03-Feb-23
1202A/81 QUEENS ROAD MELBOURNE VIC 3004	\$370,000	10-Feb-23
108/70 QUEENS ROAD MELBOURNE VIC 3004	\$390,000	31-Jan-23

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 6 months.~~

This Statement of Information was prepared on: 11 July 2023



**607/74 QUEENS ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$375,000** Sold Date **03-Feb-23**

Distance **0.06km**



**1202A/81 QUEENS ROAD
MELBOURNE VIC 3004**

1 1 -

Sold Price **\$370,000** Sold Date **10-Feb-23**

Distance **0.12km**



**108/70 QUEENS ROAD
MELBOURNE VIC 3004**

1 1 -

Sold Price **\$390,000** Sold Date **31-Jan-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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