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

1210/83 Queens Road, Melbourne Vic 3004

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$460,000		&		\$475,000			
Median sale pi	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	304/5 Wilson St SOUTH YARRA 3141	\$475,000	30/11/2021
2	54/352 Canterbury Rd ST KILDA 3182	\$462,500	14/03/2022
3	907/101 St Kilda Rd ST KILDA 3182	\$460,000	12/01/2022

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:

12/05/2022 15:31



1210/83 Queens Road, Melbourne Vic 3004







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$460,000 - \$475,000 Median Unit Price March quarter 2022: \$580,000

Comparable Properties



304/5 Wilson St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$475,000 Method: Private Sale Date: 30/11/2021 Property Type: Apartment



54/352 Canterbury Rd ST KILDA 3182 (REI/VG) Agent Comments



Price: \$462,500 Method: Private Sale Date: 14/03/2022 Property Type: Apartment



907/101 St Kilda Rd ST KILDA 3182 (VG)



Agent Comments

Price: \$460,000 Method: Sale Date: 12/01/2022 Property Type: Subdivided Flat - Single OYO Flat

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765





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