

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 consumer.vic.gov.au/underquoting

Range between \$460,000 & \$475,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2022 to 31/03/2022 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	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



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