

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

501/55 Queens Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$532,500

Unit X

Suburb Melbourne

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
609/70 Queens Rd MELBOURNE 3004	\$735,000	08/03/2017
173/416 St Kilda Rd MELBOURNE 3004	\$730,000	29/04/2017
15/59 Queens Rd MELBOURNE 3004	\$700,000	19/01/2017