

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including
suburb and postcode

1303/14 Queens Road, Melbourne VIC 3004

Indicative selling price

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

Single price \$960,000

Median sale price

Median price \$345,000

House

unit X

Suburb MELBOURNE 3004

Period - From 1 Feb 2017

to 19 Feb 2018

Source REALESTATE.COM.AU

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)~~

Address of comparable property	Price	Date of sale
1	\$	
2	\$	
3	\$	

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.