

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

4204/318 QUEEN STREET MELBOURNE VIC 3000

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

\$1,075,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

3001/260 SPENCER STREET MELBOURNE VIC 3000	\$1,120,000	22-May-24
211/118 RUSSELL STREET MELBOURNE VIC 3000	\$1,075,000	09-Jun-24

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: 09 October 2024



**3001/260 SPENCER STREET
MELBOURNE VIC 3000**

 3  2  -

Sold Price **\$1,120,000** Sold Date **22-May-24**

Distance **0.7km**



**211/118 RUSSELL STREET
MELBOURNE VIC 3000**

 3  2  -

Sold Price **\$1,075,000** Sold Date **09-Jun-24**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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