

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

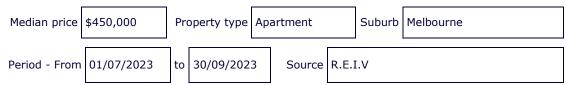
Address 301/81 Queens Road, Melbourne 3004 Including suburb and postcode

Indicative selling price

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

Single price \$299,000

Median sale price



Comparable property sales

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
31/5-9 Fulton Street, St Kilda 3183	\$300,000	18/10/2023
510/163 Fitzroy Street, St Kilda 3182	\$299,000	29/11/2023
110/233 Dandenong Road, Windsor 3181	\$300,000	05/09/2023

This Statement of Information was prepared on: 19/12/2023