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

1506/83 Queens Road, Melbourne Vic 3004

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ting		
Range betweer	\$490,000		&		\$539,000)		
Median sale pr	rice							
Median price	\$500,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	12/10/2020	to	11/10/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	508/83 Queens Rd MELBOURNE 3004	\$470,000	16/05/2021
2	1108/83 Queens Rd MELBOURNE 3004	\$445,000	29/07/2021
3	1510/83 Queens Rd MELBOURNE 3004	\$440,000	28/05/2021

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:

12/10/2021 13:23









Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$490,000 - \$539,000 Median Unit Price 12/10/2020 - 11/10/2021: \$500,000

Comparable Properties

508/83 Queens Rd MELBOURNE 3004 (VG) === 1	Agent Comments
Price: \$470,000 Method: Sale Date: 16/05/2021 Property Type: Subdivided Flat - Single OYO Flat	_
1108/83 Queens Rd MELBOURNE 3004 (VG) 1 🏣 - 🋱 -	Agent Comments
Price: \$445,000 Method: Sale Date: 29/07/2021 Property Type: Subdivided Flat - Single OYO Flat	_
 1510/83 Queens Rd MELBOURNE 3004 (VG) 1 🏣 - 🏟 -	Agent Comments
Price: \$440,000 Method: Sale Date: 28/05/2021 Property Type: Subdivided Flat - Single OYO Flat	_

Account - 11 North Property Group | P: 1300 353 836



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