

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

122/299-319 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

\$1,595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2020

to

31 Jul 2021

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

123/299-319 Queen Street Melbourne VIC 3000	\$1,600,000	17-Dec-20
51/299-319 Queen Street Melbourne VIC 3000	\$1,750,000	14-Dec-20
53/299-319 Queen Street Melbourne VIC 3000	\$1,700,000	04-Mar-21

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: 17 August 2021



**123/299-319 Queen Street
Melbourne VIC 3000**

3 2 2

Sold Price **\$1,600,000** Sold Date **17-Dec-20**

Distance -



**51/299-319 Queen Street Melbourne
VIC 3000**

2 2 1

Sold Price **\$1,750,000** Sold Date **14-Dec-20**

Distance -



**53/299-319 Queen Street
Melbourne VIC 3000**

3 2 1

Sold Price **\$1,700,000** Sold Date **04-Mar-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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