

# 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

915/55 Queens Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$639,000

### Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Melbourne

Period - From

13/06/2022

to

12/06/2023

Source

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.~~

	Address of comparable property	Price	Date of sale
1	4/32 Queens Rd MELBOURNE 3004	\$645,000	23/03/2023
2	7/32 Queens Rd MELBOURNE 3004	\$630,000	12/05/2023
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.~~

This Statement of Information was prepared on:

13/06/2023 16:26

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**Indicative Selling Price**

\$639,000

**Median Unit Price**

13/06/2022 - 12/06/2023: \$520,000



 2  1  0

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**4/32 Queens Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$645,000

**Method:** Private Sale

**Date:** 23/03/2023

**Property Type:** Apartment



**7/32 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 12/05/2023

**Property Type:** Apartment

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.

**Account** - Whiting & Co Professionals St Kilda | P: 03 95348014