## 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

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Single price \$639,000

#### Median sale price

Median price	\$520,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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**<sup>\*</sup> 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



#### \* Professionals



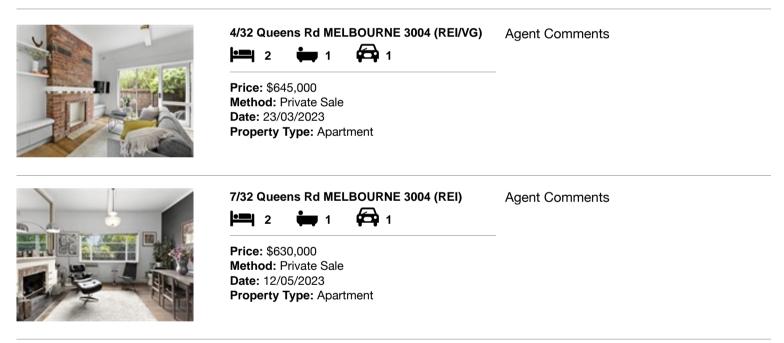


**Property Type:** Apartment Agent Comments

Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$639,000 Median Unit Price 13/06/2022 - 12/06/2023: \$520,000

# **Comparable Properties**



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

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