

# 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 36/27 Queens Road, Melbourne VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$509,000 Property type Unit Suburb Melbourne

Period - From 01/07/2024 to 30/09/2024 Source REIV

### 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
167 St Kilda Road, Melbourne	\$750,000	06/11/2024
703/82 Queens Road, Melbourne	\$685,000	07/09/2024
106/38 Kavanagh Street, Southbank	\$725,000	20/05/2024

This Statement of Information was prepared on: 12 November 2024