

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

303/74 Queens Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$519,500

Property Type

Unit

Suburb

Melbourne

Period - From

29/03/2021

to

28/03/2022

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	416/74 Queens Rd MELBOURNE 3004	\$485,000	21/02/2022
2	1102/82 Queens Rd MELBOURNE 3004	\$470,000	14/02/2022
3	35/78 Queens Rd MELBOURNE 3004	\$450,000	18/12/2021

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:

29/03/2022 16:36



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

29/03/2021 - 28/03/2022: \$519,500

Comparable Properties



416/74 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 21/02/2022

Property Type: Apartment



1102/82 Queens Rd MELBOURNE 3004 (REI) Agent Comments

2 1 1

Price: \$470,000

Method: Private Sale

Date: 14/02/2022

Property Type: Apartment



35/78 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

2 1 1

Price: \$450,000

Method: Auction Sale

Date: 18/12/2021

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951