

## 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

606/70 QUEENS ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

806/70 QUEENS ROAD MELBOURNE VIC 3004	\$432,000	28-Sep-23
801/6 ST KILDA ROAD ST KILDA VIC 3182	\$420,000	23-Feb-24
612/163 FITZROY STREET ST KILDA VIC 3182	\$463,500	12-Jan-24

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: 22 March 2024



**806/70 QUEENS ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price

**\$432,000**

Sold Date

**28-Sep-23**

Distance

**0km**



**801/6 ST KILDA ROAD ST KILDA  
VIC 3182**

1 1 1

Sold Price

<sup>RS</sup> **\$420,000**

Sold Date

**23-Feb-24**

Distance

**0.73km**



**612/163 FITZROY STREET ST KILDA  
VIC 3182**

1 1 1

Sold Price

**\$463,500**

Sold Date

**12-Jan-24**

Distance

**0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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