

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

305/74 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2022

to

31/03/2022

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	908/480 St Kilda Rd MELBOURNE 3004	\$630,000	14/03/2022
2	1008/442 St Kilda Rd MELBOURNE 3004	\$630,000	11/11/2021
3	609/539 St Kilda Rd MELBOURNE 3004	\$607,500	24/01/2022

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:

20/04/2022 09:44



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$625,000

Median Unit Price

March quarter 2022: \$580,000

Comparable Properties



908/480 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments

2
 2
 1

Price: \$630,000

Method: Private Sale

Date: 14/03/2022

Property Type: Apartment

Land Size: 79 sqm approx



1008/442 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments

2
 2
 1

Price: \$630,000

Method: Sold Before Auction

Date: 11/11/2021

Property Type: Apartment



609/539 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments

2
 2
 1

Price: \$607,500

Method: Private Sale

Date: 24/01/2022

Property Type: Apartment

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