

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 521/55 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Melbourne

Period - From 14/11/2023 to 13/11/2024 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	915/55 Queens Rd MELBOURNE 3004	\$570,000	06/10/2024
2	211/55 Queens Rd MELBOURNE 3004	\$550,000	09/07/2024
3			

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: 14/11/2024 13:40



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



915/55 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 06/10/2024

Property Type: Apartment



211/55 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 09/07/2024

Property Type: Apartment

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 - Ryan Property Specialists | P: 03 9899 6099



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