Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	l for	sale
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Address Including suburb and postcode 521/55 Queens Road, Melbourne Vic 3004
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Indicative selling price

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

Range between \$525,000	&	\$575,000
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Median sale price

Median price	\$560,000	Pro	pperty Type Un	t		Suburb	Melbourne
Period - From	14/11/2023	to	13/11/2024	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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
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Date of sale

Ryan | Property

Kym Ryan 9899 6099 0418 337 627 kym@ryanproperty.com.au

Indicative Selling Price \$525,000 - \$575,000 **Median Unit Price** 14/11/2023 - 13/11/2024: \$560,000





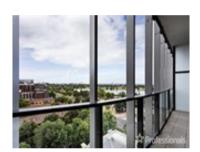


Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



915/55 Queens Rd MELBOURNE 3004 (REI)

Price: \$570,000 Method: Private Sale Date: 06/10/2024

Property Type: Apartment

Agent Comments



211/55 Queens Rd MELBOURNE 3004 (REI)





Agent Comments

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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