

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

707/77 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

514/70 QUEENS ROAD MELBOURNE VIC 3004	\$600,000	29-May-24
1116/74 QUEENS ROAD MELBOURNE VIC 3004	\$635,000	17-Apr-24
816/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$680,000	03-Feb-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: 03 July 2024


**514/70 QUEENS ROAD
MELBOURNE VIC 3004**
 2  2  -

 Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **29-May-24**

 Distance **0.18km**

**1116/74 QUEENS ROAD
MELBOURNE VIC 3004**
 2  2  1

 Sold Price **\$635,000** Sold Date **17-Apr-24**

 Distance **0.05km**

**816/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**
 2  2  1

 Sold Price **\$680,000** Sold Date **03-Feb-24**

 Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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