

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

806/39 Queen Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$265,000

Median sale price

Median price \$481,500

Property Type Unit

Suburb Melbourne

Period - From 01/01/2021

to 31/03/2021

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	2801/568 Collins St MELBOURNE 3000	\$280,000	05/05/2021
2	1107/601 Little Collins St MELBOURNE 3000	\$260,000	19/04/2021
3	1111/7 Katherine PI MELBOURNE 3000	\$250,000	19/04/2021

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:

17/06/2021 11:02



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$265,000

Median Unit Price
March quarter 2021: \$481,500

Comparable Properties



2801/568 Collins St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 05/05/2021
Property Type: Apartment



1107/601 Little Collins St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 19/04/2021
Property Type: Apartment



1111/7 Katherine Pl MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 19/04/2021
Property Type: Apartment