

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

1004/83 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price

\$497,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2019

to

31/12/2019

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	14/174 Peel St WINDSOR 3181	\$490,000	07/12/2019
2	11/30 Queens Rd MELBOURNE 3004	\$462,000	07/12/2019
3	9/27 Charnwood Rd ST KILDA 3182	\$457,000	18/01/2020

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:

06/03/2020 13:15



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
Year ending December 2019: \$497,500

Comparable Properties

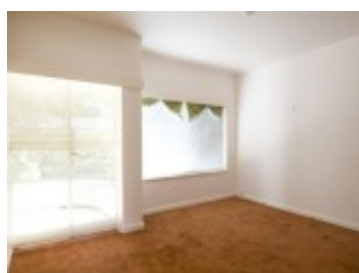


14/174 Peel St WINDSOR 3181 (REI)

Agent Comments



Price: \$490,000
Method: Auction Sale
Date: 07/12/2019
Property Type: Apartment



11/30 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$462,000
Method: Auction Sale
Date: 07/12/2019
Property Type: Apartment



9/27 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$457,000
Method: Sold Before Auction
Date: 18/01/2020
Property Type: Apartment