

# 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 1215/74 Queens Road, Melbourne, VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$520,000

&

\$560,000

### Median sale price

Median price

\$630,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

01/06/2021

to

31/05/2022

Source

Corelogic

### Comparable property sales

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
34/78 QUEENS ROAD, MELBOURNE VIC 3004	\$540,000	22/03/2022
130/555 ST KILDA ROAD, MELBOURNE VIC 3004	\$525,000	14/02/2022
1202/2 CLAREMONT STREET, SOUTH YARRA VIC 3141	\$540,000	29/03/2022

This Statement of Information was prepared on: 02/06/2022