

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

33/27 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$820,000

&

\$850,000

Median sale price

Median price \$547,500

Property Type Unit

Suburb Melbourne

Period - From 01/01/2020

to

31/12/2020

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	19/352 Canterbury Rd ST KILDA 3182	\$850,000	04/12/2020
2	503/148 Wells St SOUTH MELBOURNE 3205	\$845,000	25/02/2021
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:

10/03/2021 11:39

Phoebe Hnarakis

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Indicative Selling Price

\$820,000 - \$850,000

Median Unit Price

Year ending December 2020: \$547,500



3 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



19/352 Canterbury Rd ST KILDA 3182 (VG)

Agent Comments

3 - -

Price: \$850,000

Method: Sale

Date: 04/12/2020

Property Type: Subdivided Flat - Single OYO Flat



503/148 Wells St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 2

Price: \$845,000

Method: Private Sale

Date: 25/02/2021

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.