

## 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

3006/318 QUEEN STREET MELBOURNE VIC 3000

### Indicative selling price

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

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

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

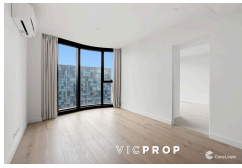
Date of sale

3610/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$625,000	08-Feb-23
2103/318 RUSSELL STREET MELBOURNE VIC 3000	\$638,000	20-Jan-23
4312/639 LONSDALE STREET MELBOURNE VIC 3000	\$690,000	15-Apr-23

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: 19 April 2023



### 3610/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$625,000** Sold Date **08-Feb-23**

Distance **0.16km**



### 2103/318 RUSSELL STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$638,000** Sold Date **20-Jan-23**

Distance **0.69km**



### 4312/639 LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price <sup>RS</sup> **\$690,000** Sold Date **15-Apr-23**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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