

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

718/55 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

| | | |
|--|-----------|-----------|
| 503/582 ST KILDA ROAD MELBOURNE VIC 3004 | \$515,000 | 21-Jul-24 |
| 102/36 PORTER STREET PRAHRAN VIC 3181 | \$455,000 | 06-Sep-24 |
| 1007/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205 | \$475,000 | 06-May-24 |

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: 04 October 2024



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**503/582 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$515,000** Sold Date **21-Jul-24**

Distance **0.22km**



**102/36 PORTER STREET PRAHRAN
VIC 3181**

1 1 1

Sold Price ^{RS} **\$455,000** ^{UN} Sold Date **06-Sep-24**

Distance **1.11km**



**1007/38 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price **\$475,000** Sold Date **06-May-24**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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