

# 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

14/58 Queens Road, Melbourne Vic 3000

### Indicative selling price

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

Single price

\$740,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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	4/40 Greville St PRAHRAN 3181	\$745,000	08/07/2023
2	11/30 Murphy St SOUTH YARRA 3141	\$710,000	08/07/2023
3	410/23 Queens Rd MELBOURNE 3004	\$700,000	01/05/2023

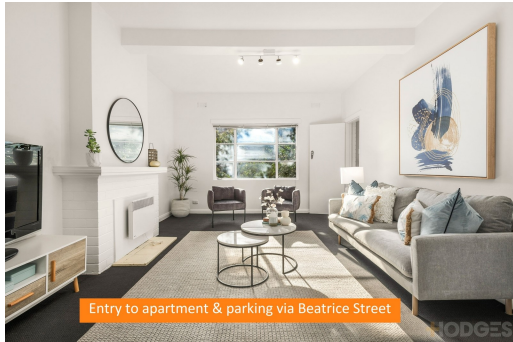
**OR**

~~**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:

19/08/2023 07:46

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2   
 1   
 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$740,000  
**No median price available**

## Comparable Properties



4/40 Greville St PRAHRAN 3181 (REI)

Agent Comments

2   
 1   
 -

**Price:** \$745,000  
**Method:** Auction Sale  
**Date:** 08/07/2023  
**Property Type:** Unit



11/30 Murphy St SOUTH YARRA 3141 (REI)

Agent Comments

2   
 1   
 1

**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 08/07/2023  
**Property Type:** Apartment



410/23 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

2   
 1   
 2

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 01/05/2023  
**Property Type:** Apartment

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