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	11/27 Queens Road, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$482,500	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/07/2021	to	30/09/2021		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

Add	dress of comparable property	Price	Date of sale
1	33/27 Queens Rd MELBOURNE 3004	\$820,000	13/05/2021
2	10/20 Queens Rd MELBOURNE 3004	\$800,000	29/09/2021
3	710/55 Queens Rd MELBOURNE 3004	\$783,000	24/05/2021

OR

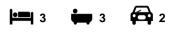
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/11/2021 13:09







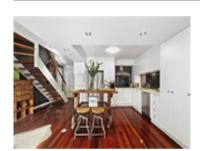


Rooms: 7

Property Type: Apartment Agent Comments

Indicative Selling Price \$770,000 - \$810,000 **Median Unit Price** September quarter 2021: \$482,500

Comparable Properties



33/27 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

Price: \$820,000 Method: Private Sale Date: 13/05/2021

Property Type: Apartment

10/20 Queens Rd MELBOURNE 3004 (VG)

= 3



Price: \$800,000 Method: Sale Date: 29/09/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



710/55 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

= 3

Price: \$783,000 Method: Private Sale Date: 24/05/2021

Property Type: Apartment

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173



