

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

11/27 Queens Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$770,000

&

\$810,000

Median sale price

Median price \$482,500

Property 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	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 comparable properties 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



3 3 2

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](#)

3 2 1

Price: \$820,000

Method: Private Sale

Date: 13/05/2021

Property Type: Apartment

10/20 Queens Rd MELBOURNE 3004 (VG) [Agent Comments](#)

3 - -

Price: \$800,000

Method: Sale

Date: 29/09/2021

Property Type: Flat/Unit/Apartment (Res)



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

3 2 2

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