Statement of Information

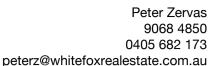
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Address Including suburb and postcode		804/77 Queens Road, Melbourne Vic 3004								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price \$1,410,000										
Median sale price										
Media	ın price \$485,00	00	Pro	perty Type	Unit			Suburb	Melbourne	
Period	- From 01/01/2	2024	to	31/12/2024		So	urce	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								Pı	rice	Date of sale
1										
2										
3										
OR										
	The estate ager properties were	_		•		-				•
	This Statement of Information was prepared on:								18/02/2025 15:22	



WHITEFOX



Indicative Selling Price \$1,410,000 Median Unit Price

Year ending December 2024: \$485,000





Comparable Properties

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.

Account - Whitefox Real Estate | P: 96459699



