

# 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

G08/70 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

\$675,000

### Median sale price

Median price

\$520,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2022

to

30/06/2022

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	29/321 Chapel St PRAHRAN 3181	\$695,000	09/04/2022
2	3/223 Page St MIDDLE PARK 3206	\$695,000	09/05/2022
3	7D/635 St Kilda Rd MELBOURNE 3004	\$680,000	18/05/2022

**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:

05/08/2022 13:45



**PhilipWebb**

Jack Treacey

9842 1477

0432 696 048

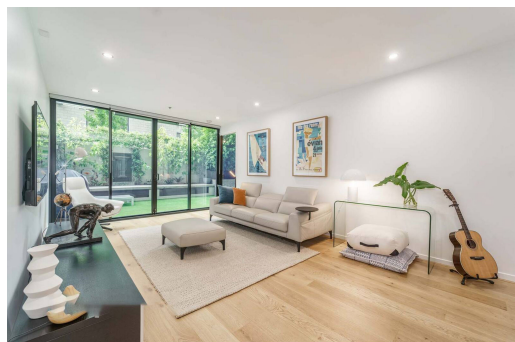
jtreacey@philipwebb.com.au

**Indicative Selling Price**

\$675,000

**Median Unit Price**

June quarter 2022: \$520,500



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**29/321 Chapel St PRAHRAN 3181 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$695,000

**Method:** Auction Sale

**Date:** 09/04/2022

**Property Type:** Unit



**3/223 Page St MIDDLE PARK 3206 (REI)**

Agent Comments

1 1 -

**Price:** \$695,000

**Method:** Private Sale

**Date:** 09/05/2022

**Property Type:** Apartment



**7D/635 St Kilda Rd MELBOURNE 3004 (VG)**

Agent Comments

1 - -

**Price:** \$680,000

**Method:** Sale

**Date:** 18/05/2022

**Property Type:** Subdivided Flat - Single OYO Flat

**Account - Philip Webb**



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