

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

1212/14 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

1302/14 QUEENS ROAD MELBOURNE VIC 3004	\$700,000	14-May-24
225/416 ST KILDA ROAD MELBOURNE VIC 3004	\$460,000	26-Mar-24
212/28 BANK STREET SOUTH MELBOURNE VIC 3205	\$480,000	18-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 19 September 2024



**1302/14 QUEENS ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$700,000** Sold Date **14-May-24**

Distance **0km**



**225/416 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$460,000** Sold Date **26-Mar-24**

Distance **0.38km**



**212/28 BANK STREET SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price **\$480,000** Sold Date **18-Apr-24**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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