

# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

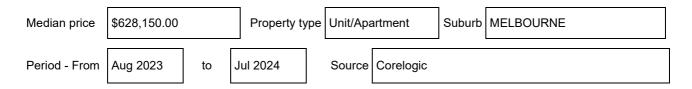
Address Including suburb and postcode 311/77 Queens Road, Melbourne, 3004

### Indicative selling price

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

Single price	or range between	\$410,000.00	&	\$450,000.00
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### Median sale price



### Comparable property sales

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
25/174 PEEL STREET WINDSOR VIC 3181	\$422,000.00	17/05/2024
302/20 GARDEN STREET SOUTH YARRA VIC 3141	\$410,000.00	9/05/2024
109/20 GARDEN STREET SOUTH YARRA VIC 3141	\$450,000.00	20/03/2024

This Statement of Information was prepared on: Thursday 08th August 2024

