



## 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](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$410,000.00

&

\$450,000.00

### Median sale price

Median price

\$628,150.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Aug 2023

to

Jul 2024

Source

Corelogic

### 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