

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 702/74 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Price Range

\$500,000

&

\$520,000

Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

10/03/2021

to

10/03/2022

Source

www.propertydata.com.au

Comparable property sales

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
416/74 QUEENS ROAD, MELBOURNE VIC 3004	\$485,000	22/02/2022
130/555 ST KILDA ROAD, MELBOURNE VIC 3004	\$525,000	28/02/2022
601/610 ST KILDA ROAD, MELBOURNE VIC 3004	\$510,000	16/11/2021

This Statement of Information was prepared on: 10/03/2022