

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

1407/83 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

902/74 QUEENS ROAD MELBOURNE VIC 3004	\$605,000	29-Sep-23
14/155 FITZROY STREET ST KILDA VIC 3182	\$633,000	20-Mar-23
211/70 QUEENS ROAD MELBOURNE VIC 3004	\$615,000	24-Nov-23

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: 01 July 2024



**902/74 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$605,000** Sold Date **29-Sep-23**

Distance **0.27km**

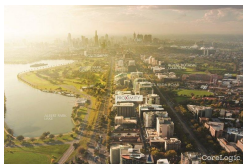


**14/155 FITZROY STREET ST KILDA
VIC 3182**

 2  1  1

Sold Price **\$633,000** Sold Date **20-Mar-23**

Distance **0.52km**



**211/70 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$615,000** Sold Date **24-Nov-23**

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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