

## 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

6/33 Queens Road, Melbourne Vic 3000

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&amp;

\$660,000

**Median sale price**

Median price \$520,000

House

Unit

X

Suburb

Melbourne

Period - From 01/04/2017

to

31/03/2018

Source

REIV

**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 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 |
|---|---------------------------------|-----------|--------------|
| 1 | 3/567 Punt Rd SOUTH YARRA 3141  | \$667,000 | 17/03/2018   |
| 2 | 6/59 Albion St SOUTH YARRA 3141 | \$666,000 | 09/01/2018   |
| 3 | 2/2 Gordon Gr SOUTH YARRA 3141  | \$615,000 | 31/10/2017   |

**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 six months.

Grace Le-Francke

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**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

Year ending March 2018: \$520,000


 2   
  1   
  2
**Rooms:****Property Type:** Unit**Agent Comments**

This stunning, top floor, North facing, Art Deco/ Tudor apartment is sure to impress! Entrance hall to open plan kitchen, living, dining which is filled with an abundance of period features incl: OFP, ceiling roses, wooden floors & led light windows. Fully renovated bathroom & kitchen w laundry facilities. Tram straight to the CBD, stroll to Fawkner Park, and enjoy the best of which Windsor & South Yarra have to offer!

## Comparable Properties

**3/567 Punt Rd SOUTH YARRA 3141 (REI)****Agent Comments**
 2   
  1   
  -
**Price:** \$667,000**Method:** Auction Sale**Date:** 17/03/2018**Rooms:** -**Property Type:** Apartment**6/59 Albion St SOUTH YARRA 3141 (VG)****Agent Comments**
 2   
  -   
  -
**Price:** \$666,000**Method:** Sale**Date:** 09/01/2018**Rooms:** -**Property Type:** Strata Unit/Flat**2/2 Gordon Gr SOUTH YARRA 3141 (REI/VG)****Agent Comments**
 2   
  1   
  1
**Price:** \$615,000**Method:** Private Sale**Date:** 31/10/2017**Rooms:** -**Property Type:** Apartment