## 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

1310/83 Queens Road Melbourne VIC 3004

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or ran betwe	5470000	&	\$500,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$580,000	Property type	Unit	Suburb	Melbourne

30 Sep 2019

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Oct 2018

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.

to

Address of comparable property	Price	Date of sale	
318/181 Fitzroy Street St Kilda VIC 3182	\$470,000	26-Aug-19	

#### 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: 11 October 2019



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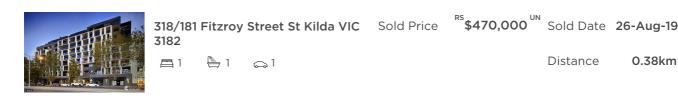
consumer.vic.gov.au

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#### RS = Recent sale UN = Undisclosed Sale

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