

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

1706/12 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

\$1,780,000

&

\$1,820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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

56/1-29 Albert Road Melbourne VIC 3004	\$1,800,000	08-Apr-21
5/168W-172W Toorak Road South Yarra VIC 3141	\$1,610,000	20-Mar-21
2203/229 Toorak Road South Yarra VIC 3141	\$1,810,000	26-Apr-21

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: 13 July 2021



56/1-29 Albert Road Melbourne VIC 3004 Sold Price **\$1,800,000** Sold Date **08-Apr-21**

 3  2  2

Distance **0.54km**



5/168W-172W Toorak Road South Yarra VIC 3141 Sold Price **\$1,610,000** Sold Date **20-Mar-21**

 3  2  2

Distance **0.96km**



2203/229 Toorak Road South Yarra VIC 3141 Sold Price **\$1,810,000** Sold Date **26-Apr-21**

 3  2  2

Distance **1.77km**

RS = Recent sale UN = Undisclosed Sale

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