

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

307/20 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$999,000

Median sale price

Median price

\$526,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2023

to

31/12/2023

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	1/18 Queens Rd MELBOURNE 3004	\$1,250,000	09/10/2023
2	1004/243 Toorak Rd SOUTH YARRA 3141	\$1,000,000	26/02/2024
3	701/700 Chapel St SOUTH YARRA 3141	\$995,000	20/02/2024

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.~~

This Statement of Information was prepared on:

05/03/2024 20:07



Property Type:
Agent Comments

Indicative Selling Price
\$999,000

Median Unit Price
December quarter 2023: \$526,000

Comparable Properties



1/18 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 09/10/2023
Property Type: Apartment
Land Size: 2332 sqm approx



1004/243 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 26/02/2024
Property Type: Apartment



701/700 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$995,000
Method: Private Sale
Date: 20/02/2024
Property Type: Apartment

Account - VICPROP