## 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

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For the meaning of this	NICE SEE CONSLIMER VIC	dov au/underduoting
For the meaning of this		.gov.uu/unaciquoting

Single price \$999,000

#### Median sale price

Median price	\$526,000	Pro	operty Type Unit	t	Suburb	Melbourne
Period - From	01/10/2023	to	31/12/2023	Sou	rce 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.

Ado	dress 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)



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

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



propertydata

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