



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

518/74 Queens Road, Melbourne, 3004

Indicative selling price

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

Single price

or range between

\$459,000.00

&

\$499,000.00

Median sale price

Median price

\$623,750.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

May 2023

to

Apr 2024

Source

Corelogic

Comparable property sales

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
1114/74 QUEENS ROAD MELBOURNE VIC 3004	\$485,000.00	1/02/2024
1306/470 ST KILDA ROAD MELBOURNE VIC 3004	\$465,000.00	5/12/2023
607/470 ST KILDA ROAD MELBOURNE VIC 3004	\$490,000.00	5/01/2024

This Statement of Information was prepared on: Friday 17th May 2024