

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

2-bedrooms, 2-bathrooms, 1-study, 1-car park 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

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

1403/20 QUEENS ROAD MELBOURNE VIC 3004	\$1,250,000	13-Jan-24
721/20 QUEENS ROAD MELBOURNE VIC 3004	\$1,203,500	27-Apr-24

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: 10 February 2025



**1403/20 QUEENS ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$1,250,000** Sold Date **13-Jan-24**

Distance **0.28km**



**721/20 QUEENS ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$1,203,500** Sold Date **27-Apr-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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