

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

606/83 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$429,000

Median sale price

Median price

\$530,000

House

Unit

X

Suburb

Melbourne

Period - From

01/01/2018

to

31/12/2018

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	802/83 Queens Rd MELBOURNE 3004	\$452,500	18/12/2018
2	209/55 Queens Rd MELBOURNE 3004	\$450,000	18/10/2018
3	506/83 Queens Rd MELBOURNE 3004	\$431,500	26/10/2018

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.

606/83 Queens Road, Melbourne Vic 3004



1 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$429,000

Median Unit Price

Year ending December 2018: \$530,000

Comparable Properties



802/83 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$452,500

Method: Private Sale

Date: 18/12/2018

Rooms: -

Property Type: Apartment

209/55 Queens Rd MELBOURNE 3004 (VG)

Agent Comments

1 - -

Price: \$450,000

Method: Sale

Date: 18/10/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



506/83 Queens Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

1 1 1

Price: \$431,500

Method: Sold Before Auction

Date: 26/10/2018

Rooms: 2

Property Type: Apartment

Land Size: 2343 sqm approx