

RT Edgar

STATEMENT OF INFORMATION

29 August 2018

Property offered for sale

209/55 Queens Road, Melbourne, 3004

Indicative selling price

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

Single price \$495,000

Median sale price

Median price	\$510,000	House	Unit	X	Suburb	Melbourne
Period - From	01/04/2018	to	30/06/2018	Source	REIV	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Albert Park) estate agent and (Adam Strong) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 614/576-578 St Kilda Rd MELBOURNE 3004	\$510,000	04/06/2018
2 106/1 Roy St MELBOURNE 3004	\$490,000	29/05/2018
3 1508/83 Queens Rd MELBOURNE 3004	\$449,000	01/05/2018