

# 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 210/74 Queens Road, Melbourne, VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$420,000

&

\$450,000

### Median sale price

Median price

\$474,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

31/07/2022

to

31/07/2023

Source

WWW.PROPERTYDATA.COM.AU

### Comparable property sales

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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
602/74 QUEENS ROAD, MELBOURNE VIC 3004	\$480,000	23/06/2023
802/70 QUEENS ROAD, MELBOURNE VIC 3004	\$465,000	23/02/2023
614/74 QUEENS ROAD, MELBOURNE VIC 3004	\$485,000	14/02/2022

This Statement of Information was prepared on: 31/07/2023