

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

107/77 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

or range
between

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

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

305/74 QUEENS ROAD MELBOURNE VIC 3004	\$600,000	13-May-22
408/539 ST KILDA ROAD MELBOURNE VIC 3004	\$575,000	02-Apr-22

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: 04 July 2022



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national**
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**305/74 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$600,000** Sold Date **13-May-22**

Distance **0.06km**



**408/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$575,000** Sold Date **02-Apr-22**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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