

## 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

908/14 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$930,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2021

to

31 Jan 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

|  |           |           |
|--|-----------|-----------|
| 607/19 Queens Road Melbourne VIC 3004      | \$910,000 | 31-Jan-22 |
| 11 Bale Circuit Southbank VIC 3006         | \$886,700 | 26-Nov-21 |
| 804/700 Chapel Street South Yarra VIC 3141 | \$900,000 | 11-Dec-21 |

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: 25 February 2022


**607/19 Queens Road Melbourne  
VIC 3004**

Sold Price

<sup>RS</sup> **\$910,000** <sup>UN</sup>

Sold Date

**31-Jan-22**
 2
  2
  1

Distance

**0.14km**

**11 Bale Circuit Southbank VIC 3006**

Sold Price

**\$886,700**

Sold Date

**26-Nov-21**
 2
  2
  1

Distance

**1.75km**

**804/700 Chapel Street South Yarra  
VIC 3141**

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**11-Dec-21**
 2
  2
  1

Distance

**1.95km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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