

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

204/15 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 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	2705/38 Albert Rd SOUTH MELBOURNE 3205	\$775,000	26/10/2023
2	401/2 Slater St MELBOURNE 3004	\$775,000	03/10/2023
3	803/163 Cremorne St CREMORNE 3121	\$750,000	23/09/2023

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.~~

This Statement of Information was prepared on:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 2320 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$780,000
Median Unit Price
December quarter 2023: \$526,000

Comparable Properties



2705/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**



Price: \$775,000
Method: Private Sale
Date: 26/10/2023
Property Type: Apartment



401/2 Slater St MELBOURNE 3004 (REI/VG) **Agent Comments**



Price: \$775,000
Method: Private Sale
Date: 03/10/2023
Property Type: Apartment



803/163 Cremorne St CREMORNE 3121 (REI/VG) **Agent Comments**



Price: \$750,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Apartment

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