

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

202/77 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

711/77 QUEENS ROAD MELBOURNE VIC 3004	\$582,500	11-Jul-24
205/539 ST KILDA ROAD MELBOURNE VIC 3004	\$580,000	19-May-24
304/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$575,000	07-Jul-24

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: 07 October 2024

Jerry Cheng

P 0398991999

M 0450813833

E jerry.cheng@raywhite.com



**711/77 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$582,500** Sold Date **11-Jul-24**

Distance **0km**



**205/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$580,000** Sold Date **19-May-24**

Distance **0.8km**



**304/181-185 ST KILDA ROAD ST
KILDA VIC 3182**

2 2 1

Sold Price **\$575,000** Sold Date **07-Jul-24**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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