

# 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 809/74 Queens Road, Melbourne, VIC 3000

### Indicative selling price

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

Price Range

\$322,000

&

\$342,000

### Median sale price

Median price

\$490,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

09/11/2018

to

15/11/2019

Source

realestate.com.au

### Comparable property sales

**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
3109/220 SPENCER STREET, MELBOURNE VIC 3000	\$350,000	10/10/2019
1908/155 FRANKLIN STREET, MELBOURNE VIC 3000	\$350,000	26/09/2019
1401/280 SPENCER STREET, MELBOURNE VIC 3000	\$310,000	29/08/2019

This Statement of Information was prepared on: 14/12/2019