



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 315/77 Queens Road, Melbourne, 3004

Indicative selling price

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

Single price or range between \$409.00 & \$449,000.00

Median sale price

Median price \$582,875.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Oct 2019 to Sep 2020 Source CoreLogic

Comparable property sales

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
119/55 Queens Road Melbourne VIC 3004	\$415,000.00	4/08/2020
110/72 Acland Street St Kilda VIC 3182	\$430,000.00	11/09/2020
206/43 Duke Street St Kilda VIC 3182	\$420,000.00	13/08/2020

This Statement of Information was prepared on: Friday 30th October 2020