

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 416/74 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Price Range

\$485,000

&

\$515,000

Median sale price

Median price

\$601,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

01/02/2021

to

31/01/2022

Source

Corelogic

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
1/30 QUEENS ROAD, MELBOURNE VIC 3004	\$520,000	31/01/2022
23/75 QUEENS ROAD, MELBOURNE VIC 3004	\$510,000	09/10/2021
1001/50 HAIG STREET, SOUTHBANK VIC 3006	\$508,000	01/02/2022

This Statement of Information was prepared on: 07/02/2022