

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

15/75 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

\$485,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

518/74 QUEENS ROAD MELBOURNE VIC 3004	\$470,000	23-Jun-24
318/74 QUEENS ROAD MELBOURNE VIC 3004	\$455,000	30-Nov-23
712/74 QUEENS ROAD MELBOURNE VIC 3004	\$487,500	12-Oct-23

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: 02 November 2024



**518/74 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$470,000** Sold Date **23-Jun-24**

Distance **0.03km**



**318/74 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$455,000** Sold Date **30-Nov-23**

Distance **0.04km**



**712/74 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$487,500** Sold Date **12-Oct-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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