

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

310/23-25 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,250

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2021

to

31 Jul 2022

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

507/23-25 QUEENS ROAD MELBOURNE VIC 3004	\$685,000	19-Jul-22
508/23-25 QUEENS ROAD MELBOURNE VIC 3004	\$694,998	18-Oct-21

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: 29 August 2022

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**507/23-25 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  2

Sold Price ^{RS} **\$685,000** ^{UN} Sold Date **19-Jul-22**

Distance **0km**



**508/23-25 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  2

Sold Price **\$694,998** Sold Date **18-Oct-21**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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